



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-086203-25

In the matter of: 7731 BLACK MAPLE DR
NIAGARA FALLS ON L2H 0N7

Between: Bakhshish Singh Shoker Landlord

and

Tara Turner Tenant

Bakhshish Singh Shoker (the 'Landlord') applied for an order to terminate the tenancy and evict Tara Turner (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on January 5, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Simran Kaur and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

Agreed Facts:

- 1) The current rent is \$2,650.00. It is due on the 1st day of each month. However, the parties agree that the Tenant will pay rent from February 2026 to June 2026 in two installments – half on the 1st of each month and half on the 15th of each month.
- 2) The Tenant paid the Landlord all the rent that was in arrears up to January 31, 2026.
- 3) The only amount owing is \$186.00, the Landlord's cost of filing the application.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding starting February 1, 2026.

January 13, 2026
Date Issued

Denise Hannivan
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.