



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

File Number: LTB-L-072733-25

In the matter of: 12334 MCLAUGHLIN RD
CALEDON ON L7C4L7

Between: ALEXANDRE PAULIN Landlords
MARIANNE NAKHLA PAULIN

And

SHANNAE BROWN Tenant

ALEXANDRE PAULIN and MARIANNE NAKHLA PAULIN (the 'Landlords') applied for an order to terminate the tenancy and evict SHANNAE BROWN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 8, 2026. Before the start of the hearing, the Landlord's Representative, Naseer Ahmed, the Landlord, Marianne Nakhla Paulin and the Tenant advised that the parties had reached an agreement. The Tenant met with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective January 31, 2026. This termination is final and non-voidable.
- b) The lawful rent is \$3,600.00. It is due on the 1st day of each month.
- c) The rent arrears owing to January 31, 2026, are \$25,200.00.
- d) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- e) The Landlords collected a rent deposit of \$3,600.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit will be applied to the arrears because the tenancy is terminated.
- f) Interest on the rent deposit, in the amount of \$127.50 is owing to the Tenant.
- g) The Landlords waive the utility arrears claimed in the L2 Application up to June 9, 2025 (the last billing date) and withdraws the L2 Application.
- h) The Tenant is responsible for all utility charges that become due after June 9, 2025, and continuing until the date the Tenant vacates the rental unit.
- i) The total outstanding balance owing by the Tenant is \$21,658.50.
- j) The Tenant has made a payment of \$500 on January 8, 2026, which shall be credited toward the total outstanding amount.
- k) The Tenant will issue 22 post-dated cheques to the Landlords by January 19, 2026.

On consent, it is ordered that:

1. The L2 Application is withdrawn.
2. The tenancy between the Landlords and the Tenant is terminated. **The Tenant must vacate the unit on or before January 31, 2026.**
3. The Tenant shall pay to the Landlord \$21,608.50. This amount includes rent arrears owing up to the January 31, 2026, and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall pay to the Landlords the amount set out in paragraph 3 in accordance with the following schedule:
 - \$658.50 on or before January 20, 2026;
 - \$1,000.00 on or before the 5th day of each month starting February 5, 2026, through to and including September 5, 2027; and
 - a final payment of \$500.00 on or before October 5, 2027.
5. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, the outstanding balance to be paid by the Tenant to the Landlords pursuant to paragraphs 3 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.
6. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.

January 13, 2026
Date Issued

Sarah Visnovec
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To January 31, 2026	\$25,200.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,600.00
Less the amount of the interest on the last month's rent deposit	- \$127.50
Less payment of \$500.00 made January 8, 2026	-\$500.00
Total amount owing to the Landlord	\$21,608.50