



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

File Number: LTB-L-090972-25

In the matter of: 301, 1450 SHEPPARD AVE W
NORTH YORK ON M3M2X1

Between: BLACKSTAR 1450 SHEPPARD LIMITED Landlord
PARTNERSHIP

and

DENNIS BANTON Tenant
JUDITH BANTON

BLACKSTAR 1450 SHEPPARD LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict DENNIS BANTON and JUDITH BANTON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 14, 2026. Instead, the Landlord's Legal Representative Sylwia McArthur and the Tenants, represented by Dennis Banton, engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$4,821.74 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,300.00 on or before January 15, 2026
 - \$295.00 monthly, on or before the 15th day of each month for 11 months, beginning February 15, 2026, up to and including December 15, 2026
 - A final payment of \$276.74 on or before January 15, 2027
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from February 2026 to January 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the

Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 19, 2026
Date Issued

Lindsay Phomin
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.