



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Numbers: LTB-L-076296-25-SA-RV
LTB-L-106320-25

In the matter of: 618, 68 BRAMALEA RD
BRAMPTON ON L6T0H2

Between: MEDALLION CORPORATION Landlord

And

SHAWNA ELIZABETH MCLAUGHLIN Tenant

Review Order

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWNA ELIZABETH MCLAUGHLIN (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on February 14, 2025 with respect to application LTB-L-072099-24.

This application was resolved by order LTB-L-076296-25 issued on September 22, 2025.

On October 23, 2025, the Tenant filed a motion to set-aside the order.

The motion was heard by videoconference on November 20, 2025. The Tenant failed to attend the motion hearing. The motion was then dismissed under order LTB-L-076296-25-SA issued on November 26, 2025.

On December 15, 2025, the Tenant requested a review of the order issued on November 26, 2025 and that the order be stayed until the request to review the order is resolved.

On December 16, 2025 interim order LTB-L-076296-25-SA-RV-IN was issued, staying the order issued on November 26, 2025.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant did not pay the rent that the Tenant owes (LTB-L-106320-25)

This review and application were heard by videoconference on January 13, 2026.

The Landlord's legal representative, Lindsay Faria, and the Tenant attended the hearing.

After much deliberation, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

L2 Application –exparte Order – motion to set aside exparte - review of motion to set-aside order

1. The request to review the motion to set-aside order issued on November 26, 2025 is granted on consent and the order is cancelled and replaced with this order.
2. The Tenant's motion to set aside the exparte order issued on September 22, 2025 is granted on consent and the order issued on February 14, 2025 under LTB-L-072099-24 is going to be amended as follows:
3. The Tenant agrees to pay the lawful monthly rent on or by the first day of each month for a period of twelve consecutive months starting February 1, 2026 and continuing on the first day of each month thereafter up to and including to January 1, 2027. This applies even if the Tenant is no longer in arrears of rent.

L1 Application

4. The Landlord's L1 application under file LTB-L-106320-25 is combined with this order and therefore the hearing scheduled on March 16, 2026 by videoconference is cancelled.
5. The total amount that the Tenant owes the Landlord for arrears of rent for the period ending January 31, 2026 is \$8,904.45 including the \$186.00 application filing fee costs.
6. The Tenant will pay this amount by making a payment of \$2,669.40 on or by January 16, 2026. This amount includes the January rent (\$1,743.69) and \$925.71 towards the rent arrears.
7. Starting February 1, 2026 and on or by the first of each month thereafter, the Tenant shall also pay to the Landlord a minimum of \$519.67 towards the arrears for a period of twelve (12) consecutive months up to and including to January 1, 2027, or until the arrears are paid in full, whichever date is earliest. The remaining one cent shall be paid with the final payment on or by January 1, 2027, making the final payment \$519.68.
8. The parties further agree that section 78 of the *Residential Tenancies Act, 2006* (the 'Act') applies to all payments required to be paid under this agreement and that the Landlord is only entitled to request additional rent arrears and NSF charges on their application to the LTB if the Tenant has not yet come to a zero balance during any month in the repayment period. If at any point during the repayment period, the Tenant pays all of the outstanding rent arrears, the Tenant will still be required to pay the lawful monthly rent on or by the first day of each month for the remaining period totalling twelve months.
9. At the hearing, the Tenant voluntarily paid to the Landlord the \$330.60 for the sheriff's fee that the Landlord incurred attempting to enforce the exparte order under LTB-L-076926-25 issued on September 22, 2025 due to the Tenant's late filing of their motion.

On consent, it is ordered that:

1. The request to review order LTB-L-076296-25-SA issued on November 26, 2025 is granted. The order is cancelled and replaced with the following order:

2. The motion to set aside Order LTB-L-076296-25, issued on September 22, 2025 is granted and the order is set aside and cannot be enforced.

L2 application

3. The previous order issued on February 14, 2025 with respect to LTB-L-072099-24 is amended as follows:
4. The Tenant shall pay to the Landlord the lawful monthly rent on or by the first day of each month for a period of twelve (12) consecutive months for the period of February 1, 2026 to January 31, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

L1 application

6. The Landlord's L1 application under LTB-L-106320-25 is combined with this order and the hearing scheduled on March 16, 2026 is cancelled.
7. The Tenant shall pay to the Landlord \$8,904.45 for arrears of rent up to January 31, 2026 and costs.
8. The Tenant shall pay to the Landlord the amount set out in paragraph 7 in accordance with the following schedule:
 1. \$2,669.40 on or by January 16, 2026;
 2. \$519.67 on or by the first day of each month starting February 1, 2026 and ending on or by January 1, 2027, or until the arrears are paid in full.
9. If the Tenant fails to make any one of the payments in accordance with paragraph 8 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 7 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 16, 2026
Date Issued

Terri van Huisstede
Member, 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.