



January 19, 2026

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

File Number: LTB-L-089268-25

In the matter of: 84 LIVINGSTON DR
TILLSONBURG ON N4G0J3

Between: Maqbool Ahmed Landlord

And

Shaun Arthur Kendrick Tenants
Katharina Wiebe

Maqbool Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Shaun Arthur Kendrick and Katharina Wiebe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlords Legal Representative Haseeb Ullah and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5686.00 for arrears of rent up to January 31, 2026, and costs.
2. The parties agree that the Landlord has collected last months rent in the amount of \$3850.00 February 23, 2023, and interest has not been paid to the Tenant, interest owing to the Tenant is \$176.97 and this amount will be deducted from the February 28, 2026, payment.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 10, 2026	\$2000.00
January 24, 2026	\$2000.00

February 28, 2026	\$1686.00 -\$176.97 = \$1509.04
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4. The Tenants shall pay to the Landlord February rent on or before February 21, 2026, in full as it is due and owing or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph #3 #4 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

January 19, 2026
Date Issued

Jennifer Buckminster
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.