



January 16, 2026

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

File Number: LTB-L-088438-25

In the matter of: 914 PRADO PL
Windsor ON N8S2H5

Between: Antonette Morgan Landlord
Colleen Espeut

And

Shawn Garvey Tenant
Sherry Lindsay-Garvey
Ryan Lindsay-Garvey

Antonette Morgan and Colleen Espeut (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Garvey, Sherry Lindsay-Garvey and Ryan Lindsay-Garvey (the 'Tenant's') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlords and the Tenant Shawn Garvey attended on behalf of the other Tenants.

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 \$12,386.00 for arrears of rent up to January 31, 2026, and costs.
2. 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 15, 2026	\$5000.00
February 15, 2026	\$1200.00
March 15, 2026	\$1200.00
April 15, 2026	\$1200.00
May 15, 2026	\$1200.00

June 15, 2026	\$1200.00
July 15, 2026	\$1200.00
August 15, 2026	\$186.00

- 3 The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 31, 2026, to August 31, 2026, or until the arrears are paid in full, whichever date is earlier.
- 4 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 Tenant to the Landlord pursuant to paragraph #1 #3 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 date arrears run to.

January 16, 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.

