



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

File Number: LTB-L-090236-25

In the matter of: 3, 385 Sandy Street
Chatham ON N7L 4C8

Between: Mari and Shane Ernst Landlord

And

Shelby Tilker Tenant

Mari and Shane Ernst (the 'Landlord') applied for an order to terminate the tenancy and evict Shelby Tilker (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026. The Landlord Representative, paralegal, Jason Dudly, the Tenant, Shelby Tiker, and Tenant Duty Counsel, Jeff Wilkins, attended the Hearing.

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

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,072.50. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$35.26. This amount is calculated as follows: \$1,072.50 x 12 months, divided by 365 days.
4. The Tenant has paid \$1,300.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$4369.00
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$4,555.00 which represents arrears of rent (\$4,369.00) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$759.00 on or before February 6, 2026
 - \$759.00 on or before March 6, 2026
 - \$759.00 on or before April 3, 2026
 - \$759.00 on or before May 15, 2026
 - \$759.00 on or before June 5, 2026
 - The final payment of \$760.00 to be paid on or before July 3, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026, and continuing each month until July 1, 2026, 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 21, 2026
Date Issued

Pauline Brewster
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.