



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091936-25

In the matter of: 50, 796 SHELBORNE ST
LONDON ON N5Z4Y3

Between: M. F. ARNSBY PROPERTY MANAGEMENT Landlord

And

Rachel Sherwood Tenant

M. F. ARNSBY PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict Rachel Sherwood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 15, 2026. The Landlord's legal representative Leonard Ancheta and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the lawful monthly rent is \$665.00 effective January 1, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$654.00 which represents arrears of rent (\$468.00) 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:
 - Payments of \$54.50 on or before the 20th day of each month starting on January 20, 2026 and continuing each month until December 20, 2026.
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 February 1, 2026 to December 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 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 21, 2026
Date Issued

Sandra Sabourin
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.