



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

**File Number:** LTB-L-095449-25

**In the matter of:** 3608, 55 ANN O'REILLY RD  
NORTH YORK ON M2J 0E1

**Between:** Teddy Sham Landlord

**And**

BEVERLY PASCUA Tenants  
DANIEL NUNEZ

Teddy Sham (the 'Landlord') applied for an order to terminate the tenancy and evict BEVERLY PASCUA and DANIEL NUNEZ (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on January 22, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. BEVERLY PASCUA attended on behalf of the Tenants. The Landlord also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**Agreed Facts:**

- a. The rental period is from the 4<sup>th</sup> – 3<sup>rd</sup> day of each and every month.

**On consent of the parties, it is ordered that:**

1. The Tenants shall pay to the Landlord \$7 986.00, representing the rent arrears up to and including February 3, 2026 and the \$186.00 application filing fee.

2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
  - a. \$2 000.00 on or before January 23, 2026;
  - b. Commencing February 4, 2026, the Tenants shall pay the monthly rent on or before the fourth (4th) day of each and every month until the amount owing is paid in full;
  - c. Commencing March 15, 2026, the Tenants shall pay \$2 000.00 on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before May 15, 2026 and will be in the amount of \$1 986.00.
3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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 January 31, 2026.

**January 30, 2026**  
**Date Issued**

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Susan Parsons  
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.