



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

File Number: LTB-L-094387-25

In the matter of: 152 Sailors Landing
Bowmanville ON L1C7G4

Between: Pascal Fenkam Landlord

And

Tracy Shepherd Tenants
Michael Shepherd

Pascal Fenkam (the 'Landlord') applied for an order to terminate the tenancy and evict Tracy Shepherd and Michael Shepherd (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on January 20, 2026.

The Landlord Representative Jie Situ, the Landlord Pascal Fenkam and the Tenant Tracy Shepherd representing all Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,850.00. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$11,400.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlord is \$11,586.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,586.00. 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:
 - a) **\$4,000.00** on or before the **February 20, 2026**;
 - b) **\$4,000.00** on or before the **March 20, 2026**, and;
 - c) A final payment of **\$3,586.00** on or before **April 20, 2026**.
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 **February 1, 2026 to April 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. The Tenants shall make all payments, as set out in the payment schedule in paragraph 2, by bank draft.
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 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 Tenants' 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 **January 31, 2026**.

January 29, 2026
Date Issued

Sarah Harriman
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.