



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

File Number: LTB-L-089909-25

In the matter of: 507, 399 MARKHAM RD
SCARBOROUGH ON M1J3C9

Between: 1815212 Ontario Inc Landlord

And

Sherville Hastings Tenant

1815212 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Sherville Hastings and Nye Jah-Nay Gabriel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on January 22, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Anome Mehrabian, was present accompanied by the Tenant, Sherville Hastings.

As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. On consent, Nye Jah-Nay Gabriel is removed as a party to the application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$ 7,446.07** for arrears of rent up to **January 31, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$482.00	On or before February 15, 2026
\$482.00	On or before March 15, 2026

\$6,000.00	On or before March 31, 2026
\$482.07	On or before April 15, 2026

3. The Tenant shall pay to the Landlord the new rent in full and on time as it becomes due and owing, being no later than February 4, 2026, for the month of February 2026, and on the first day of March 2026 and April 2026 for those respective months.

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 30, 2026
Date Issued

 Felicia Puscalau
 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.