



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

File Number: LTB-L-059707-25

In the matter of: 212, 300 REGINA ST N
WATERLOO ON N2J4H2

Between: Hazelview Property Services Inc Landlord

And

Don Lewis Tenants
Shevon Curlew

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Don Lewis and Shevon Curlew (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on September 22, 2025. The Landlord's representative Matt Anderson and the Tenant Shevon Curlew participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Issuance of this order was delayed due to Board error.

Agreed facts:

1. The lawful monthly rent as of the day of the hearing is \$1,792.72.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord a total of \$5,770.68, representing arrears of rent up to September 30, 2025, and the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants shall pay \$500.00 on or before September 26, 2025.
 - b) Starting October 15, 2025, for a period of 5 consecutive months, the Tenants shall make monthly payments of \$880.00 to the Landlord due on or before the 15th day of every month.

- c) The Tenants shall make one last payment of \$870.68 to the Landlord on or before March 15, 2026.
3. Starting October 1, 2025, the Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing until the arrears are paid in full.
4. 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 Tenants, 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 September 30, 2025.

January 29, 2026
Date Issued

Isabelle Bouvier
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.