



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

File Number: LTB-L-006375-26

In the matter of: 28, 65 ARDGLEN DR
BRAMPTON ON L6W1V1

Between: BOARDWALK GENERAL PARTNERSHIP Landlord

And

SHANICE GORDON Tenant
TANYA GORDON

BOARDWALK GENERAL PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SHANICE GORDON and TANYA GORDON (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the hearing date, on January 28, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Martha Patino, and the Tenant, Shanice Gordon, on behalf of both Tenants, were present.

As a result of the mediation 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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenants shall pay to the Landlord new lawful rent on time and in full as it comes due and owing for the twelve (12) consecutive months, commencing February 1, 2026, up to and including January 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before February 5, 2026.
5. The Landlord waives any entitlement to interest in the event the tenant fails to reimburse the Landlord in accordance with paragraph 4 of this order.

February 4, 2026

Date Issued

Michelle Forrester

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.