



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093789-25

In the matter of: 278 CENTRAL PARK BLVD S
OSHAWA ON L1H5X1

Between: Shereen McFarlane Landlord

And

Shanice Shakespeare Tenant

Shereen McFarlane (the 'Landlord') applied for an order to terminate the tenancy and evict Shanice Shakespeare (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 20, 2026. The following parties participated in the mediation: The Landlord, Shereen McFarlane, and the Tenant, Shanice Shakespeare.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The lawful rent is \$2,350.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12, divided by 365 days.
3. The rent arrears owing to January 31, 2026 are \$23,700.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$2,700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$149.45 is owing to the Tenant for the period from October 20, 2023 to January 20, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$23,886.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.
 - OR**
 - \$26,236.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.
 - OR**
 - \$28,586.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
 - OR**
 - \$30,936.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$20,231.75. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$77.26 per day for the use of the unit starting January 21, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.

Additional Conditions

10. The Tenant shall also pay to the Landlord \$2,350.00 on or before February 1, 2026 towards the outstanding balance of arrears.
11. If the Tenant fails to make the payment in accordance with paragraph 10, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 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 *Residential Tenancies Act, 2006* 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**.

February 6, 2026

Date Issued

Rolland Roopchand

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$23,700.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$23,886.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$26,050.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$26,236.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$28,400.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$28,586.00

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$30,750.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$30,936.00

E. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$22,895.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$149.45
Total amount owing to the Landlord	\$20,231.75
Plus daily compensation owing for each day of occupation starting January 21, 2026	\$77.26 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	