



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

File Number: LTB-L-095717-25

In the matter of: 107, 510 MAPLE AVE
BURLINGTON ON L7S1M5

Between: Maple Avenue Properties Ltd Landlord

And

Emily Boxall Tenants
Matthew Squires
Sherry Boxall

Maple Avenue Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Emily Boxall, Matthew Squires and Sherry Boxall (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 29, 2026.

The Landlord's Representative, Sabrina Marchione and Tenant, Emily Boxall, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,863.92 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:
 - i) \$1,287.97 by February 20, 2026;
 - ii) \$1,287.97 by March 20, 2026; and
 - iii) \$1,287.98 by 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, by the first day of each month, for the period February 1, 2026 to April 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 January 31, 2026.

February 5, 2026
Date Issued

Janice Campbell
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.