



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

File Number: LTB-L-095371-25

In the matter of: Apartment 3, 7 GUNTON DR
SIMCOE ON N3Y1E4

Between: Earl Smith Construction Ltd. Landlord

And

Shalanda Waite Tenant
Davince Waite

Earl Smith Construction Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Shalanda Waite and Davince Waite (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026.

The Landlords representative Mr. Herter and the Tenant attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on February 28, 2026. The Tenant must provide vacant possession of the rental unit, on or before, March 31, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 1, 2026.
4. Arrears and filing fees to February 28, 2026, are in the amount of, \$11,486.00.
5. The Tenant will pay to the Landlord, \$11,486.00 in arrears and filing fees, on or before February 28, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple

interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

7. There is no last month rent deposit.
8. The Landlord reserves the right to collect the monies at any time.

February 5, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

1. 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 September 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.