



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

File Number: LTB-L-099194-25

In the matter of: 5, 46 SHADOWOOD RD
BARRIE ON L4N7K5

Between: Woodhaven Properties Landlord

And

Daniel Christensen Tenants
Sherry Allen

Woodhaven Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Christensen and Sherry Allen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Sam Hornung, and the Tenant, Sherry Allen, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2463.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
Monthly payments on, or before the 1st of each month beginning: March 1, 2026, to January 1, 2027	\$200.00
Final payment on, or before, the February 1, 2027	\$263.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 2026 to February 2027, 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 February 28, 2026.

February 10, 2026
Date Issued

Christopher Lin
Member, 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.