



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

**File Number:** LTB-L-100275-25

**In the matter of:** 1135 ELM AVE  
WINDSOR ON N9A5H8

**Between:** Shannon Vandewauwer Landlord

**And**

Stephanie Enriquez Tenants  
Steven Enriquez  
Rayne Baldwin  
Drake Enriquez

Shannon Vandewauwer (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Enriquez, Steven Enriquez, Rayne Baldwin and Drake Enriquez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 9, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant, Stephanie Enriquez participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$3,793.50 which represents \$3,607.50 for arrears of rent and costs of \$186.00 for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$868.50 on or before the 27<sup>th</sup> day of each month in 4 equal payments commencing February 27, 2026, up to and including May 27, 2026.
  - \$319.50 on or before June 27, 2026.
3. On or before the 27<sup>th</sup> day of each month, 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 1, 2026, to June 30, 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 February 28, 2026.

**February 11, 2026**

**Date Issued**

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**Oluwatobi Abobarin**

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.