



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

File Number: LTB-L-098575-25

In the matter of: 4806, 898 PORTAGE PKY
Vaughan ON L4K0J6

Between: Vaishali Shah Landlords
Chirag Shah

And

Nadine McDonald Tenant

Vaishali Shah and Chirag Shah (the 'Landlords') applied for an order to terminate the tenancy and evict Nadine McDonald (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 9, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Monique Browne

The Landlord's Vaishali Shah and Chirag Shah and the Tenant, Nadine McDonald were present. The Tenant did speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$13,661.00 which represents the arrears of rent and costs (\$186.00) outstanding for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,138.41 on or before the 15th day of each month starting April 15, 2026, through to and including March 15, 2027.

3. The Tenant shall also pay the Landlord the rent in full and on time, on or before the first day of each corresponding month for the months of April 2026 to March 2027, or until there are no arrears owing, whichever comes first.
4. The Tenant will pay March 2026 rent on March 1, 2026.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 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 Tenant's breach pursuant to section 78 of the Act 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 February 28, 2026.

February 25, 2026

Date Issued

Monique Browne

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.