



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

File Number: LTB-L-000783-26

In the matter of: 1019, 120 OLD KINGSTON RD
AJAX ON L1T 3Z2

Between: Unity Village Local 183 Landlord

and

Sheryllee Spencer Tenant

Unity Village Local 183 (the 'Landlord') applied for an order to terminate the tenancy and evict Sheryllee Spencer (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing scheduled on February 11, 2026 by videoconference.

The Landlord's Representative Nicole Ruby, the Landlord's Agents Headley Williams and Kathy Andreopoulos, and the Tenant engaged in private settlement discussions. Parties reached an agreement and requested an order on consent.

The Tenant received legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent increased to \$1,461.00 on February 1, 2026. It is due on the 1st day of each month.
- 2) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the twelve (12) month period March 1, 2026 to February 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing per paragraph 4 of this order on or before April 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 14, 2026 at 4.00% annually on the balance outstanding.
6. This order is in full and final settlement of this application.

February 17, 2026
Date Issued

Denise Hannivan
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.