



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

File Number: LTB-L-104238-25

In the matter of: 316, 2799 KINGSTON RD
SCARBOROUGH ON M1M0E3

Between: Justin Phillip
Greg Francis
Shield Investment Property Management Inc. Landlords

And

Ashley Marilyn Morrison Tenant

Justin Phillip, Greg Francis and Shield Investment Property Management Inc. (the 'Landlords') applied for an order to terminate the tenancy and evict Ashley Marilyn Morrison (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application), and;
- the Tenant has been persistently late in paying the Tenant's rent. (L2 Application)

This application was mediated by videoconference on February 10, 2026.

The Landlord's Representative Brittany Rose Ward and the Tenant Ashley Marilyn Morrison attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

L1 Application

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,870.00. It is due on the 15th day of each month.
3. The rent arrears owing to February 14, 2026 are \$2,674.00.

4. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlords is \$2,860.00.

It is ordered on consent that:

L1 Application

1. The Tenant shall pay to the Landlords \$2,860.00 for arrears of rent up to February 14, 2026 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 on or before **March 10, 2026**.
3. If the Tenant fails to make the payment in accordance with this order, the arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 14, 2026**.

L2 Application

4. Commencing **February 15, 2026**, the Tenant will pay the monthly rent on or before the fifteenth (15th) day of each and every month for an eighteen (18) month period ending **August 15, 2027**.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlords may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlords 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.

February 19, 2026
Date Issued

Sarah Harriman
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.