



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097276-25

In the matter of: 803, 55 FALBY CRT
AJAX ON L1S 3W4

Between: Shelter Canadian Properties Limited Landlord

And

Heike Gooding Tenants
Edeltraud Hoffman

Shelter Canadian Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Heike Gooding and Edeltraud Hoffman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 9, 2026. The Landlord's Representative, paralegal, Carrie Aylwin, and the Tenant, Heike Gooding, on behalf of the Tenants, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,522.89. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026, are \$12,491.39.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owe the Landlord is \$12,677.39.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$12,677.39 which represents arrears of rent (\$12,491.39) plus the application filing fee (\$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:
 - \$8,000.00 on or before February 13, 2026
 - \$350.00 on or before the 15th day of each month starting on March 15, 2026, and continuing each month until March 15, 2027 (13 months)
 - The final payment of \$127.39 to be paid on or before April 15, 2027.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting March 1, 2026, and continuing each month until April 1, 2027, or until the arrears are paid in full whichever date earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (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 18, 2026
Date Issued

Pauline Brewster
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-