



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

File Number: LTB-L-103648-25

In the matter of: Basement Apartment, 152 CITYVIEW DR N
Guelph ON N1E 6Y5

Between: Sonia Sharma Landlords
Sanjeev Sharma

And

Trevor McCrossan Tenant

Sonia Sharma and Sanjeev Sharma (the 'Landlords') filed an L1 application for an order to terminate the tenancy and evict Trevor McCrossan (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026 on VC line 116. The Landlord Sonia Sharma attended. Sanjeev Sharma the other Landlord in this matter did not attend, however Sonia Sharma confirmed that she has authority to reach an agreement on behalf of Sanjeev Sharma. The Tenant attended and was self-represented.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including February 28, 2026 as of today's date of February 17, 2026 is \$5,975.00.
2. The Tenant shall pay the total sum of arrears of \$5,975.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before March 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including August 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay 50 % of the lawful monthly rent in the amount of \$1,115.00 on time and in full.

- b) On or before March 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including August 15, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay the remaining 50 % of the lawful monthly rent in the amount of \$1,115.00 on time and in full (\$1,115.00 + \$1,115.00 = \$2,230.00 lawful monthly rent).
 - c) On or before March 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including August 1, 2026 the amount of \$500.00 per payment date towards the arrears.
 - d) On or before March 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 4 months (5 months total including the start date) up to and including July 15, 2026 the amount of \$500.00 per payment date towards the arrears.
 - e) On or before August 15, 2026 the remaining outstanding balance of arrears in the amount of \$475.00.
3. If the Tenant fails to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after February 28, 2026.

February 19, 2026
Date Issued

Chris Jackson
Hearing 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.