



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-102016-25

In the matter of: 309, 161 ATHOL ST E
OSHAWA ON L1H1K2

Between: ALMA Oshawa GP Inc. Landlord

And

Sheldon Williams Tenant

ALMA Oshawa GP Inc. (the 'Landlord') applied for an order requiring Sheldon Williams (the 'Tenant') to pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 10, 2026. Before the start of the hearing, the Landlord's Representative, Sara Murtadha and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$9,673.00**. This amount includes rent arrears owing up to February 28, 2026, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$673.00 on or before February 27, 2026;
 - b) \$750.00 biweekly, with payments due every Friday, commencing on March 13, 2026, and continuing on the same biweekly schedule up to and including August 14, 2026.
3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become payable on the day following the date of default.

The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

February 25, 2026
Date Issued

Sarah Visnovec
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.