



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

File Number: LTB-L-097459-25

In the matter of: 225 SIMON ST
SHELBURNE ON L9V2Y3

Between: SHABANA SYED Landlord

And

TYLER ELDON-COLTON Tenant
ASHLEE DEMPSEY
PETER JAMES DEMPSEY

SHABANA SYED (the 'Landlord') applied for an order to terminate the tenancy and evict TYLER ELDON-COLTON, ASHLEE DEMPSEY and PETER JAMES DEMPSEY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 29, 2026.

The Landlord's Legal Representative, Sarah Teal, the Landlord, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,886.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$636.00 due on February 1, 2026.
 - b) \$450.00 due on the 1st day of each month during the five-month period from March 1, 2026 to July 1, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing

and the Landlord 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 January 31, 2026.

February 27, 2026
Date Issued

Samantha Greaves
Member, 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.