



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

File Number: LTB-L-097801-25

In the matter of: 12, 44 FROOD RD
SUDBURY ON P3C4Z2

Between: Kashif Merchant Landlord

And

Cassie Sara Douglass Tenants
Aaron Michael Shulist

Kashif Merchant (the 'Landlord') applied for an order to terminate the tenancy and evict Cassie Sara Douglass and Aaron Michael Shulist (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 3, 2026. Instead, the Landlord's Legal Representative, Ashley Cassidy, and the Tenants participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

The Tenants spoke with Tenant Duty Counsel prior to the mediation.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The rent arrears owing to February 28, 2026 are \$7,475.00
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to the reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$7,661.00 for arrears of rent up to February 28, 2026 and the cost of filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Monthly payments of \$500.00 by the 20th day of each month, starting February 20, 2026, and continuing until April 20, 2027; and
 - A final payment of \$161.00 on or before May 20, 2027.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period between March 1, 2026 to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants 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 Tenants' breach pursuant to section 78 of 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.
5. This order on consent is in full and final settlement of this application.

March 2, 2026
Date Issued

Shadiyah Stoute
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.