



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

**File Number:** LTB-L-103252-25

**In the matter of:** 311, 190 NONQUON RD  
OSHAWA ON L1G3S7

**Between:** SKPM RENTS 4 Landlord

**And**

SHANE BOWEN Tenants  
LATOYA EDWARDS

SKPM RENTS 4 (the 'Landlord') applied for an order to terminate the tenancy and evict SHANE BOWEN and LATOYA EDWARDS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Sylwia McArthur, and the Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$5,052.00 for arrears of rent up to February 28, 2026 and \$186.00 for the filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) The Tenants shall pay \$842.00 towards arrears of rent on or before the 20<sup>th</sup> day of each month beginning March 20, 2026, up to and including August 20, 2026.
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 of March 1, 2026, to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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 Tenants, 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.

**March 2, 2026**  
**Date Issued**

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Christine Leitch  
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.