



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

File Number: LTB-L-106196-25

In the matter of: 40 DAVENFIELD CIR
BRAMPTON ON L6P 4M2

Between: RAJESH SHARMA Landlord

And

KIM WARMINGTON Tenants
SHENIECE WISDOM

RAJESH SHARMA (the 'Landlord') applied for an order to terminate the tenancy and evict KIM WARMINGTON and SHENIECE WISDOM (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on February 24, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Sarah Vaz, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The rental period runs from the 15th to the 14th day of each and every month.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$9 936.00, representing the rent arrears up to and including March 14, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. \$5 000.00 on or before March 14, 2026;
 - b. Commencing March 15, 2026, the Tenants shall pay the monthly rent on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full.

- c. Commencing March 20, 2026, the Tenant shall pay \$500.00 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before December 20, 2026 and will be in the amount of \$436.00.
3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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 March 14, 2026.

March 4, 2026
Date Issued

Susan Parsons
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.