



Order under Section 30, 31, and 69 Residential Tenancies Act, 2006

File Number: LTB-L-106342-25 (L1)
LTB-T-105358-25 (T2, T6)

In the matter of: 312, 167 CHURCH ST
TORONTO ON M5B1Y6

Between: Concert Realty Services Ltd. on behalf of Landlord
Church Street Residential Inc.

And

Shaquiera Mayowa Tenant

Concert Realty Services Ltd. on behalf of Church Street Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shaquiera Mayowa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 26, 2026. The Landlord's legal representative Katelyn Schoffer and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in application LTB-L-106342-25 (L1) and the Tenant's application for substantial interference and maintenance, LTB-T-105358-25 (T2, T6). I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$3,585.06 which represents arrears of rent (\$3,399.06) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$300.00 on or before the 15th day of each month starting on March 15, 2026 and continuing each month until January 15, 2027; and
 - a final payment of \$285.06 on or before February 15, 2027.
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 March 1, 2026 to February 1, 2027, 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 February 28, 2026.
5. This order is in full and final settlement of all matters arising from the tenancy as of February 26, 2026.
6. This order resolves the T2 and T6 application (LTB-T-105358-25), the Board's file will be closed and a hearing will not be scheduled for this application.

March 5, 2026
Date Issued

Sandra Sabourin
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.