



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

File Number: LTB-L-084963-25

In the matter of: 27 ADELAIDE ST
KINGSTON ON K7K 1Y3

Between: Al Raheem Holding Inc. Landlord

And

Teisha-Marie Paynter Tenants
Greg Lloyd

Al Raheem Holding Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Teisha-Marie Paynter and Greg Lloyd (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant
- the Tenants failed to pay the Landlord's reasonable out-of-pocket costs that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on February 25, 2026. The Landlord's Representative, paralegal, Shashta Pearson, and the Tenants, Teisha-Marie Paynter and Greg Lloyd, advised that the parties had reached an agreement. The Tenants did seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, 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 tenancy between the Landlord and the Tenants continue if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord \$1,922.94 which represents the balance on outstanding utilities (\$1,736.94) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

- \$106.83 on or before 20th day of each month from March 20, 2026, to August 20, 2027 (18 months)
4. If the Tenants fail to comply with the conditions set out in paragraph 2 and 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
 5. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlord has the right to collect the balance outstanding under this Order on Consent.

March 10, 2026
Date Issued

Pauline Brewster
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.