



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

File Number: LTB-L-103071-25

In the matter of: 206, 110 Erskine Ave.
Toronto, ON M4P 1Y4

Between: Homestead Land Holdings Limited Landlord

And

Brandon Shephard a.k.a Nevada Shephard Tenants
Robin Connolly

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Shephard and Robin Connolly (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 5, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Ashleigh Searles, and the Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is agreed that:

Brandon Shephard shared information about the fact that Brandon Shephard a.k.a Nevada Shephard. The legal name currently is Brandon Shephard. Parties agreed that we put both names on the order.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,330.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$1,000.00 on or before April 30, 2026.
 2. \$1,000.00 on or before May 30, 2026.
 3. \$1,000.00 on or before June 30, 2026.

4. \$1,000.00 on or before July 30, 2026.
 5. \$1,000.00 on or before August 30, 2026.
 6. \$1,000.00 on or before September 30, 2026.
 7. \$1,000.00 on or before October 30, 2026.
 8. \$330.00 on or before November 30, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of the month, for the period from April 1, 2026, through to November 1, 2026, 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 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 March 31, 2026.

March 9, 2026
Date Issued

Maryam Cooper
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.