



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-107080-25 and LTB-T-016113-26

In the matter of: 34, 1040 GREENSVIEW DR
HUNTSVILLE ON P1H 0K1

Between: ADAM CAMPOLI Landlord

And

SHONA HOEKSTRA Tenants
MARK SHARPE

ADAM CAMPOLI (the 'Landlord') filed an L1 application with reference to file # LTB-L-107080-25 for an order to terminate the tenancy and evict SHONA HOEKSTRA and MARK SHARPE (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe. The Tenants filed a T6 application with reference to file # LTB-T-016113-26 for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'RTA') or failed to comply with health, safety, housing or maintenance standards.

A hearing took place at the Landlord and Tenant Board on March 4, 2026 via video teleconference on VC line 114. The Landlord's Legal Representative Angie Gravelle attended with the Landlord. The Tenant Shona Hoekstra attended and was self-represented. Mark Sharpe the other Tenant in this matter was not in attendance, however Shona Hoekstra confirmed that she had authority to reach an agreement on behalf of Mark Sharpe.

The parties mutually agreed to resolve all matters at issue in the applications, L1 and T6, and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The Landlord will credit the Tenants' rent ledger in the amount of \$2,500.00 to resolve the Tenants' T6 application with reference to file LTB-T-016113-26, such that this application is resolved on a full and final basis as of today's date of March 4, 2026.
2. With reference to the Landlord's L1 application for file LTB-L-107080-25, the total sum of arrears owing up to and including **April 14, 2026** as of today's date of March 4, 2026 is \$27,086.00 which includes the application filing fee of \$186.00, less the credit of \$2,500.00 noted in paragraph 1 (\$29,586.00 total arrears including application fee - \$2,500.00 credit = \$27,086.00).

3. The Tenants shall pay the total sum of arrears of \$27,086.00 as noted in paragraph 2 according to the date and amount of each payment as follows:
 - a) On or before April 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 18 months (19 months total including the start date) up to and including October 15, 2027 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.
 - b) On or before March 6, 2026 the amount of \$4,000.00 towards the arrears.
 - c) On or before March 13, 2026 the amount of \$4,000.00 towards the arrears.
 - d) On or before April 10, 2026 and on or before the 10th (tenth) day of each consecutive month thereafter for the next 17 months (18 months total including the start date) up to and including September 10, 2027 the amount of \$1,000.00 per month towards the arrears.
 - e) On or before October 10, 2027 the remaining outstanding balance of arrears in the amount of \$1,086.00.
4. If the Tenants fail to comply with any one of the payments noted in paragraph 3 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after April 14, 2026.

March 13, 2026
Date Issued

Chris Jackson
Hearing 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.