



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009817-26

In the matter of: Unit B, 110 STONYBROOK DR
KITCHENER ON N2M4L7

Between: Adam Sachs
Yasna Amarkhail
Landlords

And

Shannon Ransier
Tenant

Adam Sachs and Yasna Amarkhail (the 'Landlords') applied for an order to terminate the tenancy and evict Shannon Ransier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlords also applied for an order to terminate the tenancy and evict the Tenant because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 4, 2026 at 4:43 p.m.

The Landlords Adam Sachs, Yasna Amarkhail, the Landlord's representative Barrett Beaudoin and the Tenant Shannon Ransier attended the hearing.

At the hearing the parties consented to the following order:

Preliminary Issue:

1. The parties consented to amend the application to add Yasna Amarkhail as a party to the application.
2. Section 201(1)(f) of the *Residential Tenancies Act, 2006* (the 'Act') states:

The Board may, before, during or after a hearing, on its own motion and on notice to the parties, amend an application if the Board considers it appropriate to do so and if amending the application would not be unfair to any party.

3. As the request was undisputed, the application was amended.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord, Adam Sachs, \$5,742.00 for arrears of rent, including the application filing fee up to February 28, 2026.
2. The Tenant shall pay to the Landlord, Adam Sachs, the amount set out in paragraph 1 in accordance with the following schedule:

<u>Date</u>	<u>Amount</u>
April 15, 2026	\$300.00
May 15, 2026	\$300.00
June 15, 2026	\$300.00
July 15, 2026	\$300.00
August 15, 2026	\$300.00
September 15, 2026	\$300.00
October 15, 2026	\$300.00
November 15, 2026	\$300.00
December 15, 2026	\$300.00
January 15, 2027	\$300.00
February 15, 2027	\$300.00
March 15, 2027	\$300.00
April 15, 2027	\$300.00
May 15, 2027	\$300.00
June 15, 2027	\$300.00
July 15, 2027	\$300.00
August 15, 2027	\$300.00
September 15, 2027	\$300.00

<u>Date</u>	<u>Amount</u>
October 15, 2027	\$342.00

3. If the Tenant does not pay the Landlord, Adam Sachs, the amount owing on or before the dates according to the schedule in paragraph 2, the total balance of arrears owing will immediately become due, and the Tenant will start to owe interest. Simple interest will be calculated from the date immediately following the default date listed in paragraph 2, at 4.00% annually on the balance outstanding.
4. The Tenant shall also pay to the Landlord, Yasna Amarkhail, \$1,790.00 for arrears of rent, from March 1, 2026 up to March 31, 2026.
5. The Tenant shall also pay to the Landlord, Yasna Amarkhail, the amount set out in paragraph 4 in accordance with the following schedule:

<u>Date</u>	<u>Amount</u>
April 15, 2026	\$150.00
May 15, 2026	\$150.00
June 15, 2026	\$150.00
July 15, 2026	\$150.00
August 15, 2026	\$150.00
September 15, 2026	\$150.00
October 15, 2026	\$150.00
November 15, 2026	\$150.00
December 15, 2026	\$150.00
January 15, 2027	\$150.00
February 15, 2027	\$150.00
March 15, 2027	\$140.00

6. The Tenant shall also pay the lawful monthly rent in full as it comes due on the 1st of the month, for the period beginning April 1, 2026 to March 1, 2027, or until the arrears in paragraph 4 are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs 4 to 6 this order, the outstanding balance of any arrears of rent and costs to be paid by the

Tenant to the Landlord, Yasna Amarkhail, pursuant to paragraph 4 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 Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* 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 March 31, 2026.

March 12, 2026
Date Issued

Greg Witt
Member, 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.