



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

File Number: LTB-L-006329-26

In the matter of: 218, 475 CASTLEGROVE BLVD
LONDON ON N6G3R9

Between: BOARDWALK GENERAL PARTNERSHIP Landlord

And

SHANIQUA DAMES-SEARS Tenant
JEROME SEARS

BOARDWALK GENERAL PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SHANIQUA DAMES-SEARS and JEROME SEARS (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard on March 30, 2026, by video conference. On February 27, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

This application was heard by videoconference on March 10, 2026.

The Landlord's agent, Martha Patino, and the Tenant, Shaniqua Dames-Sears, representing, Jerome Sears attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the Board to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,759.00. It is due on the 1st day of each month.
3. The Tenants have paid \$2,719.33 to the Landlord since the application was filed.
4. The rent arrears owing to March 31, 2026 are \$2,557.67

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to Landlord \$798.67 for arrears of rent to March 31, 2026 which includes the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$300.00 on or before March 15, 2026.
 - b. \$300.00 on or before April 1, 2026; and
 - c. The balance outstanding of \$198.67 on or before April 15, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the April 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 paragraphs 2 or 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after 28, 2026.
5. The Tenants owe the Landlord \$186.00 which represents the application filing fee.
6. The Tenants shall pay to the Landlord the amount owing of \$186.00 on or before April 15, 2026.
7. If the Tenants fail to make the payment required in paragraph 6 of this order in full and on time, the outstanding balance shall become immediately due and payable to the Landlord, together with simple interest, calculated from the day after default, at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

John Russett
Hearings Officer, Landlord and Tenant Board

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