



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

File Number: LTB-L-103602-25

In the matter of: 408019 GREY ROAD 4
MAXWELL ON N0C1J0

Between: VLADIMIR DROZD Landlord

And

Shaun Campbell Tenant
John Campbell
Jaclyn Brown

VLADIMIR DROZD (the 'Landlord') applied for an order to terminate the tenancy and evict Shaun Campbell, John Campbell and Jaclyn Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference. Prior to the hearing, on March 10, 2026, the parties elected to participate in an Online Dispute Resolution Meeting with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. The Landlord was represented by Debbesha Morris and the Tenants, Shaun Campbell and Jaclyn Brown were present. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The current lawful rent is \$1,800.00. The parties agreed that this rent rate began as of August 31, 2024. The lawful rent is due on the last day of each month.

- d. The rent arrears owing by the Tenant up to and including March 31, 2026, including the \$186.00 application filing fee are.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,686.00 for arrears of rent up to March 31, 2026, including the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
March 20, 2026	\$223.83
April 20, 2026	\$223.83
May 20, 2026	\$223.83
June 20, 2026	\$223.83
July 20, 2026	\$223.83
August 20, 2026	\$223.83
September 20, 2026	\$223.83
October 20, 2026	\$223.83
November 20, 2026	\$223.83
December 20, 2026	\$223.83
January 20, 2027	\$223.83
February 20, 2027	\$223.87

3. The Tenant shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing for the period, of and including April 30, 2026, to February 28, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act 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 16, 2026
Date Issued

Helen Giannini
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.