



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

File Number: LTB-L-108756-25

In the matter of: 2, 3270 PROSPECT ST
BURLINGTON ON L7N3M5

Between: 366372 ONTARIO LTD. / SHELTER Landlord
CANADIAN PROPERTIES LIMITED

And

JOSEPH EMMITT MORRIS Tenant

366372 ONTARIO LTD. / SHELTER CANADIAN PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict JOSEPH EMMITT MORRIS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 10, 2026. The Landlord's legal representative Marie Galevski and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,778.99 which represents arrears of rent (\$3,592.99) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$500.00 on or before the 22nd day of each month starting on April 22, 2026, and continuing each month until October 22, 2026; and
 - a final payment of \$278.99 due on or before November 22, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to November 1, 2026, 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 18, 2026
Date Issued

Sandra Sabourin
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.