



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-075603-25

In the matter of: Bedroom 1 - Main Level, 17 NAOMEE
CRES
LONDON ON N6H3T3

Between: Ruth McCallum Landlords
Barry Myette

And

Shawna Oag Former Tenant

Ruth McCallum and Barry Myette (the 'Landlords') applied for an order requiring Shawna Oag (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on March 12, 2026.

The Landlords' Legal Representative, Patrick Pacheco and the Tenant attended the hearing.

The parties agreed:

1. The Former Tenant vacated the rental unit on April 1, 2025.
2. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The Former Tenant has not made any payments since the application was filed.
9. The rent arrears and daily compensation owing to April 1, 2025 are \$3,932.00.
10. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
11. The parties requested an acknowledgement that the Landlords agree to provide a 24-hour grace period if a payment towards the compensation is paid late or short before the Landlords proceed with enforcing this order and if the Tenant provides the Landlords an explanation for the missed payment an additional 24 hours will be given for the Tenant to pay the missed or late payment. The parties requested an acknowledgement that if the Tenant fails to provide a reason within 24 hours of an initial missed payment or to pay within the second, extended 24 hour period, the Landlords will proceed with enforcement

of this order. I explained to the parties that this portion of the order would not be enforceable and the parties understood and agreed to the terms.

It is ordered on consent that:

1. The Former Tenant shall pay to the Landlords \$3,932.00, which represents rent and compensation owing up to April 1, 2025.
2. The Former Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlords is \$4,118.00.
4. The Tenant shall pay the amount in paragraph 3 of this order by paying to the Landlords \$514.75 on or before the 15th day of each month for the period March 15, 2026 to October 15, 2026.
5. If the Former Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 4 of this order shall become immediately due and owing. The interest is determined pursuant to section 127 of the *Courts of Justice Act*.

March 17, 2026
Date Issued

Christopher Lin
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.