



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001233-26

In the matter of: 12, 477 DEAN AVE
OSHAWA ON L1H3E4

Between: Dean Avenue Residences Inc

Landlord

And

Leon Darren Warren
Shauna Russell

Tenants

Dean Avenue Residences Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Leon Darren Warren and Shauna Russell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on March 11, 2026.

Before the start of the hearing the Landlord's legal representative Nancy Olympia and the Tenants Leon Darren Warren and Shauna Russell engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$10,785.81 for arrears of rent up to March 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 as well as the monthly rent that will become due and payable for **April 2026, May 2026, June 2026 and July 2026** in accordance with the following schedule, or until the arrears are paid in full, whichever date is earliest.

a)	\$1,500.00	payable on or before	March 11, 2026	\$1,500.00 to arrears of rent
b)	\$1,000.00	payable on or before	March 12, 2026	\$1,000.00 to arrears of rent
c)	\$1,000.00	payable on or before	March 19, 2026	\$1,000.00 to arrears of rent
d)	\$1,000.00	payable on or before	March 26, 2026	\$1,000.00 to arrears of rent
e)	\$1,000.00	payable on or before	April 2, 2026	\$1,000.00 to rent for April 2026
f)	\$1,000.00	payable on or before	April 9, 2026	\$1,000.00 to rent for April 2026
g)	\$1,000.00	payable on or before	April 16, 2026	\$650.00 to rent for April 2026 / \$350.00 to arrears of rent

h)	\$1,000.00	payable on or before	April 23, 2026	\$1,000.00 to arrears of rent
i)	\$1,000.00	payable on or before	April 30, 2026	\$1,000.00 to arrears of rent
j)	\$1,000.00	payable on or before	May 7, 2026	\$1,000.00 to rent for May 2026
k)	\$1,000.00	payable on or before	May 14, 2026	\$1,000.00 to rent for May 2026
l)	\$1,000.00	payable on or before	May 21, 2026	\$650.00 to rent for May 2026 / \$350.00 to arrears of rent
m)	\$1,000.00	payable on or before	May 28, 2026	\$1,000.00 to arrears of rent
n)	\$1,000.00	payable on or before	June 4, 2026	\$1,000.00 to rent for June 2026
o)	\$1,000.00	payable on or before	June 11, 2026	\$1,000.00 to rent for June 2026
p)	\$1,000.00	payable on or before	June 18, 2026	\$650.00 to rent for June 2026 / \$350.00 to arrears of rent
q)	\$1,000.00	payable on or before	June 25, 2026	\$1,000.00 to arrears of rent
r)	\$1,000.00	payable on or before	July 2, 2026	\$1,000.00 to rent for July 2026
s)	\$1,000.00	payable on or before	July 9, 2026	\$1,000.00 to rent July 2026
t)	\$1,000.00	payable on or before	July 16, 2026	\$650.00 to rent for July 2026 / \$350.00 to arrears of rent
u)	\$885.81	payable on or before	July 23, 2026	\$885.81 to arrears of rent

3. 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 17, 2026

Date Issued

Diego Fernandez-Stoll

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.