



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

File Number: LTB-L-002124-26

In the matter of: 135 SANDERSON DR
GUELPH ON N1H7K1

Between: Vigneswari Ranganathan Landlord

And

CHELSEA SHEPHERD Tenant

Vigneswari Ranganathan (the 'Landlord') applied for an order to terminate the tenancy and evict CHELSEA SHEPHERD (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 16, 2026.

The Landlord's legal representative, Elizabeth Anani and the Landlord attended the hearing.

The Tenant's legal representative, Maria Sheppard and the Tenant attended the hearing.

The parties requested to amend the application to remove Aliya Wilkes and Ayva Wilkes from the application as they are minors.

The application is amended to remove the minors and is reflected in this order.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. This is a nonvoidable order for termination of the tenancy on the consent of the parties. I am satisfied the parties understood the terms. I was satisfied that the Tenant understood the consequence of agreeing to terminate the tenancy. Given the mutual agreement to terminate the tenancy, there is no opportunity to void the order for termination by paying the outstanding arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. The parties agree the amount owing to the Landlord is \$13,386.00, which represents the arrears of rent (\$13,200.00) and costs (\$186.00) to March 31, 2026.

3. The Tenant shall make payments to the Landlord in accordance with the following schedule:
 - a. On or before April 1, 2026, \$1,000.00;
 - b. On or before May 1, 2026, \$1,000.00; and
 - c. On or before June 1, 2026, \$1,000.00.
4. If the Tenant has not already done so the Tenant shall pay the Landlord the lawful rent for March 1, 2026 on or before March 23, 2026.
5. The Tenant shall pay to the Landlord lawful rent for April 1, 2026 and May 1, 2026.
6. If the Tenant fails to make any one of the payments or lawful rent 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 2 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.
7. The Landlord collected a last month's rent deposit on September 15, 2025 in the amount of \$3,250.00 and shall apply the last month's rent deposit and interest owing to the balance owing as of June 30, 2026.
8. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026 the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before June 30, 2026 then starting July 1, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2025.
11. The Tenants shall also pay the Landlord daily compensation of \$106.85. This amount is calculated as follows: $\$3,250.00 \times 12$, divided by 365 days.

March 31, 2026
Date Issued

Greg Brocanier
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.