



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

File Number: LTB-L-097745-25

In the matter of: Upper Level, 1048 GILMORE AVE GD 0
LEFROY ON L0L1W0

Between: Porcupine Investments INC Landlord

And

Kyle Lawless Tenant
Jenessa Sheffield

Porcupine Investments INC (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Lawless and Jenessa Sheffield (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026.

Stav Adivi appeared as agent for the Landlord. The Tenants attended the hearing and were self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$14,486.00 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$805.00 on or before the 20th day of each month commencing April 20, 2026 and concluding August 20, 2027.
 - b) \$801.00 on or before September 20, 2027
3. The Tenant shall pay the rent for April 2026 on or before April 3, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to September 30, 2027, or until the arrears are paid in full, whichever date is earliest.

5. 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 25, 2026
Date Issued

Andrew Rowell
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.