



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

File Number: LTB-L-008235-26

In the matter of: 1419 OUTLET DR
OSHAWA ON L1J7Z6

Between: Victoria Lalsingh Landlord

And

Samantha Philips Tenant
Sonia Myles

Victoria Lalsingh (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Philips and Sonia Myles (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 2, 2026.

The Landlord's agent, Lisa Siklar, the Landlord, the Tenant's support, Melissa Scott, and the Tenant, Samantha Philips, attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 consequences of the joint submission.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$5,686.00 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - On or before April 20, 2026, Opening Door Durham shall pay to the Landlord on behalf of the Tenant \$2,000.00.

- On or before May 20, 2026, Opening Door Durham shall pay to the Landlord on behalf of the Tenant \$2,800.00.
 - On or before June 20, 2026, the Tenant shall pay to the Landlord \$350.00
 - On or before July 20, 2026, the Tenant shall pay to the Landlord \$350.00
 - On or before August 20, 2026, the Tenant shall pay to the Landlord \$186.00.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first day of each month for the period May 1, 2026, to August 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 April 30, 2026.

April 9, 2026
Date Issued

Teresa Hunt
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.