



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088103-25

In the matter of: 110, 74 CURLEW DR
NORTH YORK ON M3A2R3

Between: Hazelview Property Services Inc. Landlord

And

Sonya Shears Tenants
Jerzie Shears

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sonya Shears and Jerzie Shears (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 1, 2026.

The Landlord's Legal Representative, P. Lopez, and the Tenant, Jerzie Shears, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$4,713.35** for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay the lawful monthly rent (\$1,269.86) for April on or before April 15, 2026.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 1 less April's rent which is \$3,416.85 in accordance with the following schedule:
 - a) The Tenants shall pay \$200.00 towards arrears of rent on or before the 20th day of each month, beginning April 20, 2026, up to and including July 20, 2027.
 - b) The Tenants shall pay the remaining balance of \$216.85 on or before August 20, 2027.
4. The Tenants 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 August 1, 2027, or until the arrears are paid in full, whichever date is earliest.

5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 14, 2026

Date Issued

Sheena Brar

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.