



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008783-26

In the matter of: 514, 333 QUIGLEY RD
HAMILTON ON L8K6E8

Between: The Effort Trust Company Landlord

And

Shane Neidrauer Tenants
Warren Ellis

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 Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Shane Neidrauer and Warren Ellis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing by video conference on April 9, 2026. The Landlord's Legal Representative, Kimberly Holleran, was present, and the Tenant, Shane Neidrauer, attended on behalf of both Tenants.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application. After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$6,085.41** 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:

AMOUNT DUE	DUE DATE
\$2,500.00	On or before April 10 th , 2026
\$500.00	1 st day of each month for 7 months from May 2026 to November 2026
\$85.41	On or before December 1 st , 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **May 1, 2026, to December 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 21, 2026
Date Issued

Felicia Puscalau
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.