



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

File Number: LTB-L-007106-26

In the matter of: 529 SOUTHFIELD WAY
ROCKLAND ON K4A0H2

Between: Denis Brule Landlord

And

Shawn Sauve Tenants
Michelle Sauve

Denis Brule (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Sauve and Michelle Sauve (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard on April 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Meagan O'Conner, and the Tenant, Shawn Sauve for the Tenants, were present. The Tenant did not meet with Duty Counsel before the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants paid to the Landlord the application filing fee for this application.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.

2. The Tenants shall pay to the Landlord the lawful monthly rent in full and on time, as it comes due and owing on the 1st day of each month, for the twelve (12) month period commencing June 1, 2026 to May 31, 2027.
3. If the Tenants fail to comply with any of the conditions set out in paragraph 2 of this order the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Landlord and Tenant Board without notice to the Tenants.

April 29, 2026
Date Issued

Nancy Fahlgren
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.