



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013327-26

In the matter of: 1109, 94 SIDNEY ST
BELLEVILLE ON K8P3Z1

Between: 864984 Ontario Inc. Landlord

And

Shelley Finch Tenant

864984 Ontario Inc. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Shelley Finch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the Tenancy and requested an Order on consent.

The Landlord's agent Paul Kyte and the Tenant participated in the mediation on April 23, 2026, by way of video conference. The mediation was facilitated by Dillanique Knight, Dispute Resolution Officer with the LTB.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,884.00 for arrears of rent up to April 30, 2026, and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$400.00 on or before the 15th day of each month beginning May 15, 2026 until the arrears are paid in full.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before the 1st day of each month for the period starting May 1, 2026 until the arrears are paid in full.
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 30, 2026
Date Issued

Dillanique Knight
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.