



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013184-26

In the matter of: 02, 88 King Edward Avenue
London ON N5Z3S8

Between: King Edward Apartments Landlord

And

Shaylee Elizabeth Rose Phillips Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Shaylee Elizabeth Rose Phillips (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

King Edward Apartments (the 'Landlord') also applied for an order to terminate the tenancy and evict Shaylee Elizabeth Rose Phillips (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was mediated by videoconference on April 23, 2026.

The Landlord's Agent, Jaspreet Kaur, attended on behalf of the Landlord.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,320.00.
2. The total amount the Tenant owes to the Landlord is \$2,701.00 including arrears of rent (\$2,515.00) and costs (\$186.00) up to April 30, 2026.
3. In respect of the N8 Notice of Termination, section 78 will apply to the monthly rent payments for a total of 33 months starting May 1, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,701.00 which represents the arrears of rent (\$2,515.00) and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
May 1, 2026	\$300.00
June 1, 2026	\$300.00
July 1, 2026	\$300.00
August 1, 2026	\$300.00
September 1, 2026	\$300.00
October 1, 2026	\$300.00
November 1, 2026	\$300.00
December 1, 2026	\$300.00
January 1, 2027	\$301.00

- b. The Tenant shall also pay the Landlord the rent for the months of May 2026 up to and including January 2029 in full, on or before the 1st day of each corresponding month.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

May 5, 2026
Date Issued

Angela McLaughlin
 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.