



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

File Number: LTB-L-013979-26

In the matter of: 111, 385 VINE ST
ST CATHARINES ON L2M6W4

Between: Q RES V OPERATING LP Landlord

And

SHAWN FRASER Tenants
BREANNA STEPHEN

Q RES V OPERATING LP (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWN FRASER and BREANNA STEPHEN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 4, 2026. The Landlord's legal representative, Emily Barbaty and the Tenants attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,121.70 which represents \$11,935.70 for arrears of rent and costs of \$186.00 for the period ending May 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
• On or before May 8, 2026	\$1,000.00
• On or before May 15, 2026	\$800.00
• On or before May 29, 2026	\$800.00

• On or before June 12, 2026	\$800.00
• On or before June 26, 2026	\$800.00
• On or before July 10, 2026	\$800.00
• On or before July 24, 2026	\$800.00
• On or before August 7, 2026	\$800.00
• On or before August 21, 2026	\$800.00
• On or before September 4, 2026	\$800.00
• On or before September 18, 2026	\$800.00
• On or before October 2, 2026	\$800.00
• On or before October 16, 2026	\$800.00
• On or before October 30, 2026	\$800.00
• On or before November 13, 2026	\$721.70

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 May 31, 2026.

May 8, 2026
Date Issued

Oluwatobi Abobarin
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.