



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

File Number: LTB-L-024072-26
LTB-L-030985-26

In the matter of: upper level unit, 22 SANFORD CRES
BRAMPTON ON L6X2C3

Between: Louis Machado Landlord

And

Shelby Powell Tenant

Louis Machado (the 'Landlord') applied for an order to terminate the tenancy and evict Shelby Powell (the 'Tenant') because:

- The Tenant did not pay the rent that the Tenant owes (L1); and
- The Tenant has been persistently late in paying their rent (L2).

Mediation was held on May 6, 2026. The following parties participated in the mediation: The Landlord's representative, Jennifer Neville, the Landlord, Louis Machado, and the Tenant, Shelby Powell.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$6,804.00** for arrears of rent up to **May 31, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,144.00 on or before May 20, 2026
 - \$1,000.00 on or before the 20th day of each month for the period June 20, 2026, to September 20, 2026
 - \$660.00 on or before October 20, 2026
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 June 1, 2026 to October 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 **May 31, 2026**.

5. This order on consent is in full and final resolution of applications LTB-L-024072-26 and LTB-L-030985-26.

May 11, 2026
Date Issued

Kevin Kordahi
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.