



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

**File Number:** LTB-L-017187-26

**In the matter of:** 7, 305 BRIARHILL AVE  
LONDON ON N5Y4V7

**Between:** BH Realty Ltd. Landlord

**And**

Veronica Sheppard Tenant

BH Realty Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Sheppard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 6, 2026.

The Landlord's Representative, Jennifer Smith, the Landlord's Agent, Lisa Smith and the Tenant attended the hearing.

The parties before the LTB consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$7,074.83 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:

| <b>Date Payment Due:</b> | <b>Payment Amount:</b> |
|--------------------------|------------------------|
| May 6, 2026              | \$3,850.00             |
| May 7, 2026              | \$1,000.00             |
| May 14, 2026             | \$1,000.00             |
| May 21, 2026             | \$1,000.00             |
| May 28, 2026             | \$224.83               |

3. 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.

**May 14, 2026**  
**Date Issued**

---

Mayra Sawicki  
Member, 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.