



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015758-26

In the matter of: 603, 154 SUNSET DR
ST THOMAS ON N5R5K6

Between: Sunset Towers Corporation Landlord

And

Zoran Durdevic Tenant
Connie Shearon

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Sunset Towers Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Zoran Durdevic and Connie Shearon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026.

The Landlord's legal representative Emily Barbati, the Landlord's agent Nancy Parsons and the Tenants legal representative Selin Hankali attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,386.00 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:
 - \$500.00 on or before May 19, 2026;
 - \$750.00 on or before June 1, 2026;
 - \$750.00 on or before July 1, 2026;
 - \$750.00 on or before August 1, 2026;
 - \$750.00 on or before September 1, 2026;

- \$750.00 on or before October 1, 2026;
 - \$750.00 on or before November 1, 2026; and
 - \$386.00 on or before December 1, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026 to December 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.

May 14, 2026
Date Issued

Alicia Johnson
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.