



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

**File Number:** LTB-L-020319-26

**In the matter of:** 111, 6015 BARKER ST  
NIAGARA FALLS ON L2G1Y5

**Between:** STAMFORD KIWANIS HOMES C/O SHABRI PROPERTIES LIMITED Landlord

**And**

Brad Dunn Tenants  
Sarah Dunn

STAMFORD KIWANIS HOMES C/O SHABRI PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Brad Dunn and Sarah Dunn (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 14, 2026.

The Landlord's Representative, Judith Callender, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$4,406.00 for arrears of rent up to May 31, 2026, and costs.
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 |
|-----------------------------------------------------------------------------------------------------------------|-------------|
| Due on or before May 31, 2026                                                                                   | \$3,000.00  |
| Monthly payments due on or before the 1 <sup>st</sup> of each month, beginning July 1, 2026, to October 1, 2026 | \$300.00    |
| Final payment due on or before November 1, 2026                                                                 | \$206.00    |

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 22, 2026**  
**Date Issued**

---

Joshua Labbe  
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.