



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

File Number: LTB-L-016912-26

In the matter of: 104, 229 AMHERST DR
AMHERSTVIEW ON K7N1V3

Between: Kenlar Investments Inc. Landlord

And

Shanda Abbott Tenant

Kenlar Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shanda Abbott (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by videoconference on May 19, 2026. The Landlord's representative James Moak and the Tenant Shanda Abbott engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,703.76 for arrears of rent up to May 31, 2026, and costs (application filing fee of \$186.00).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenant shall ensure that the \$1,000.00 payment they claim was made on May 15, 2026, is received by the Landlord on or before May 31, 2026.
 - b) Starting June 1, 2026, for a period of 10 consecutive months, the Tenant shall make monthly payments of \$264.31 to the Landlord due on or before the 1st day of every month.
 - c) The Tenant shall make one last payment of \$60.66 on or before April 1, 2027.
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 1, 2026, to April 1, 2027, 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 25, 2026

Date Issued

Isabelle Bouvier

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.