



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025504-26 (L1)
LTB-L-025509-26 (L2)

In the matter of: Basement, 68 CHADBURN ST
OSHAWA ON L1H5V1

Between: Karen Jackson Landlord
Colin Newbold

And

Alexis McGowan Tenants
Shane Kerr

Karen Jackson and Colin Newbold (the 'Landlord') applied for an order to terminate the tenancy and evict Alexis McGowan and Shane Kerr (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The applications were heard by videoconference on June 2, 2026. The Landlord's legal representative Suzanne Diamond, the Landlord Karen Jackson, and the Tenants attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the L1 application (LTB-L-025504-26) and the L2 application (LTB-L-025509-26) and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlords agree to waive \$1,050.00 of the rent arrears. This waiver is unconditional and does not depend on the Tenants meeting any terms or conditions.
2. The Landlords agree to waive the L1 and L2 application filing fees.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$2,100.00 which represents arrears of rent for the period ending June 30, 2026, minus the Landlords' waiver of \$1,050.00 in rent arrears.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 on or before June 30, 2026.
3. If the Tenants fail to make the payment in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 June 30, 2026.
4. The L1 hearing scheduled for June 3, 2026 is cancelled.

L2 Application – Persistent Late Payment of Rent

5. The Tenants shall pay to the Landlords the monthly rent on time and in full as it comes due and owing for the period of, and including July 1, 2026, to June 1, 2027.
6. If the Tenants fail to make any of the payments in paragraph 5 above, the Landlords may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

June 5, 2026
Date Issued

Sandra Sabourin
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.