



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027441-26

In the matter of: 304, 5 PLUMBROOK DR
LEAMINGTON ON N8H4P8

Between: Plumbrook Manor Apartments Inc. Landlord

And

Shanize English Tenant

Plumbrook Manor Apartments Inc. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Shanize English (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord's representative Kimberly Leschuk, and the Tenant Shanize English Tenant participated in the mediation on May 28, 2026, by way of video conference. The mediation was facilitated by Dillanique Knight, Dispute Resolution Officer with the LTB.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,053.00. This amount represents \$3,867.00 for arrears of rent to May 31, 2026 and 186.00 application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$337.75 on or before the 1st day of each month starting June 1, 2026, up to and including May 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 from June 1, 2026 to May 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.

June 8, 2026
Date Issued

Dillanique Knight
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.