



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

File Number: LTB-L-023781-26

In the matter of: 514, 99 KENNEDY RD N
BRAMPTON ON L6V1X7

Between: 2761414 ONTARIO INC Landlord

And

TIFFANIE ANTOINETTE MALVO
SHAWN RAYON EDWARDS Tenants

2761414 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANIE ANTOINETTE MALVO and SHAWN RAYON EDWARDS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The application was heard by videoconference on June 4, 2026. The Landlord's legal representative James Moak 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 application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,786.00 which represents arrears of rent (\$6,600.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A payment of \$3,000.00 on or before June 6, 2026;
 - Payments of \$800.00 on or before the 1st day of each month starting on July 1, 2026, and continuing each month until October 1, 2026; and
 - a final payment of \$586.00 on or before November 1, 2026.
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 July 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 June 30, 2026.

June 8, 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.