



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

File Number: LTB-L-029761-26

In the matter of: 504 A, 111 TAUNTON RD E
OSHAWA ON L1G 3T9

Between: Katlena's Palace Inc. Landlord

And

Shawn Adams Tenants
Dave Adams

Katlerna's Palace Inc. (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Shawn Adams and Dave Adams (the 'Tenants') based on a form N8 notice of termination because the Tenants have been persistently late in paying the Tenants' rent.

A hearing took place at the Landlord and Tenant Board on June 8, 2026 via video conference on VC line 122. The Landlord's Agent Kathy Bucan attended. The Tenant Shawn Adams attended and was self-represented. Dave Adams the other Tenant in this matter was not in attendance, however Shawn Adams confirmed that he has authority to reach an agreement on behalf of Dave Adams.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. On or before July 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 11 months (12 months total including the start date) up to and including June 1, 2027 the Tenants shall pay lawful monthly rent on time and in full.
3. If the Tenants fail to comply with any one of the conditions set out in paragraph 2 of this order related to the issues in the application, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Landlord agreed to waive the application filing fee in the amount of \$186.00.

June 15, 2026
Date Issued

Chris Jackson
Hearing 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.