



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

File Number: LTB-L-036072-26

In the matter of: 3, 161 AHRENS ST W
KITCHENER ON N2H4C8

Between: Grant Roberts Landlord

And

Shushanha Sinclair Tenant

Grant Roberts (the 'Landlord') applied for an order to terminate the tenancy and evict Shushanha Sinclair (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on June 4, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Eric Schroeder, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful rent is \$1,327.30. It is due on the 1st day of each month.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$3,437.90. This amount represents \$3,251.90 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 as follows:
 - a) \$575.00 on or before the 20th day of each month for the five (5) month period commencing June 20, 2026 to October 20, 2026;
 - b) \$562.90 on or before November 20, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly rent in full and on time, as it comes due and owing on the 1st day of each month, for the period commencing July 1, 2026 until December 1, 2027.
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. Should the breach of any payment as set out in this order (either arrears or monthly rent) pertain to the period up to and including November 20, 2026, the Landlord may also request an order requiring that the Tenant pays any new arrears, NSF fees and related charges that become owing after June 30, 2026.

June 15, 2026
Date Issued

Nancy Fahlgren
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.