



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028444-26

In the matter of: 1205, 399 MARKHAM RD
SCARBOROUGH ON M1J3C9

Between: 1815212 ONTARIO INC. Landlord

And

LIONEL EUSTACE Tenants
PATRICIA WALDRON-EUSTACE

1815212 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict LIONEL EUSTACE and PATRICIA W. SHEPERD (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on June 11, 2026. Before the start of the hearing, the Landlord's Representative, Roger Dinner and the Tenants advised that the parties had reached an agreement. The Tenants declined the opportunity to speak with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

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 fact:

- The Tenants have advised that certain payments were made to the Landlord by cheque which are not reflected in the L1/L9 update sheet. The Tenants will provide proof of these payments by way of bank statements to the Landlord. Upon receipt, the Landlord will review and reconcile any missing amount.

On consent, it is ordered that:

1. The application is amended to reflect the Tenant's correct name from Patricia W. Sheperd to **Patricia Waldron-Eustace**.
2. The Tenants shall pay to the Landlord **\$2,455.93**, which represents the arrears of rent (\$2,269.93) and costs (\$186.00) outstanding for the period ending June 30, 2026.

3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 on or before June 25, 2026
4. If the Tenants fail to make the payment 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 2 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 16, 2026
Date Issued

Sarah Visnovec
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.