



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

File Number: LTB-L-032336-26

In the matter of: 91 ADVENTURA RD
Brampton ON L7A 5A7

Between: Harmeet Singh Taak Landlord

And

Leroy Deterville Tenants
Shaniece Hurley
Jacoby Reid
Raziya Harris

Harmeet Singh Taak (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Leroy Deterville, Shaniece Hurley, Jacoby Reid and Raziya Harris (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 17, 2026 on VC line 107. The Landlord's Legal Representative Bryan Rubin attended with the Landlord Harmeet Singh Taak. The Tenant Leroy Deterville attended and was self-represented. Shaniece Hurley, Jacoby Reid, and Raziya Harris the other Tenants in this matter were not in attendance, however Leroy Deterville confirmed that he had authority to reach an agreement on behalf of Shaniece Hurley, Jacoby Reid, and Raziya Harris.

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, it is ordered that:

1. The total sum of arrears owing up to and including June 10, 2026 as of today's date of June 17, 2026 is \$2,348.90 which includes the application filing fee of \$186.00.

2. The Tenants shall pay the total sum of arrears of \$2,348.90 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before July 10, 2026 and on or before the 10th (tenth) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including December 10, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.
 - b) On or before July 10, 2026 and on or before the 10th (tenth) day of each consecutive month thereafter for the next 4 months (5 months total including the start date) up to and including November 10, 2026 the amount of \$400.00 per month towards the arrears.
 - c) On or before December 10, 2026 the remaining outstanding balance of arrears in the amount of \$348.90.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after June 10, 2026.

June 24, 2026
Date Issued

Chris Jackson
Landlord and Tenant Board Hearing Officer,
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.