



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

File Number: LTB-L-029491-26

In the matter of: 1511, 9 LISA STREET
BRAMPTON ON L6T4E7

Between: BRAMPTON PARK ACQUISITION CORPORATION Landlord

And

SHAWN ECCLESTON Tenants
KARLECIA HINES

BRAMPTON PARK ACQUISITION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWN ECCLESTON and KARLECIA HINES (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 18, 2026.

The Landlord's Representative, Sean Beard, and one of the Tenants, Karlecia Hines, attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,479.78. It is due on the 1st day of each month.
4. The Tenants have paid \$3,600.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$1,351.19.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlord is \$1,537.19.

8. The Tenants have made effort towards paying off the arrears in addition to their monthly rent that becomes due. They are currently less than one month in arrears and request that I grant relief from termination and order them to pay the arrears through a payment plan. The Tenant submits that they can make a payment of \$200.00 every two weeks starting on June 19, 2026. The Landlord's Representative states that they are open to a payment plan to preserve the tenancy and did not oppose this request.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,537.19 for arrears of rent up to June 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

DATE	PAYMENT
July 3, 2026	\$200.00
July 17, 2026	\$200.00
July 31, 2026	\$200.00
August 14, 2026	\$200.00
August 28, 2026	\$200.00
September 11, 2026	\$200.00
September 25, 2026	\$200.00
October 9, 2026	\$137.19

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 Tenant's 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 29, 2026
Date Issued

Chris Hall
Member, 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.