



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

File Number: LTB-L-029749-26

In the matter of: 908, 44 VALLEYWOODS ROAD
TORONTO ON M3A2R6

Between: TOP OF THE VALLEY Landlord
APARTMENTS

And

MICHELLE CASWELL Tenants
SHANE BOOKAL

TOP OF THE VALLEY APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE CASWELL and SHANE BOOKAL (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 25, 2026.

Before the start of the hearing the Landlord's legal representative Sean Beard and the Tenant Shane Bookal, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,579.88 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:
 - a) Starting on July 17, 2026 and continuing on the 17th day of each month thereafter through to and including October 17, 2026, the Tenants will make equal monthly payments each in the amount of \$516.00
 - b) The Tenants will then make a final payment of \$515.88 on November 17, 2026

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** through to and including **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 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 26, 2026
Date Issued

Diego Fernandez-Stoll
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.