



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

File Number: LTB-L-089179-25

In the matter of: 26, 3030 DRIFTWOOD DR
BURLINGTON ON L7M1X6

Between: Win-Det Limited

Landlord

And

Charlotte McQuade

Tenant

Win-Det Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Charlotte McQuade (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by video conference on December 16, 2025. The Landlord was represented by Petar Guzina and the Tenant was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, 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 terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant 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.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The lawful rent is \$1,717.62. The rent is due on the 1st day of each month.
- d. As of the hearing date, there are no outstanding rent arrears owing by the Tenant up to and including December 31, 2025.

- e. The Landlord is entitled to be reimbursed \$60.00 for non-sufficient fund (NSF) charges the Landlord incurred as a result of cheques given by or on behalf of the Tenant which were returned NSF.
- f. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Tenant has paid \$16.00 towards the application filing fee, leaving a balance of \$170.00

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$230.00 for the cost of filing the application and NSF charges on or before December 19, 2025.
- 2. If the Landlord does not pay the Tenant the full amount owing on or before December 19, 2025, the Landlord will start to owe interest. This will be simple interest calculated from December 20, 2025, at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Helen Giannini
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.