



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-103626-24
LTB-L-084982-25

In the matter of: 605, 165 ONTARIO ST
ST CATHARINES ON L2R5K4

Between: Kristen Linklater-Martin Tenant
Ryuji Fukuda

And

Interrent Holdings Manager LP Landlord

Kristen Linklater-Martin and Ryuji Fukuda (the 'Tenants') applied for an order determining that Interrent Holdings Manager LP (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was scheduled to be heard by videoconference on December 10, 2025. Instead, the Landlord's Legal Representative, Daniel Abraham, and the Tenants attended the hearing and engaged in private settlement discussions. The parties reached an agreement and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. LTB-L-084982-25 which is an L1 application is resolved.
2. The tenancy is terminated as of January 2, 2026.
3. The rent arrears owing to December 31, 2025 are \$5,732.21.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 2, 2026.
2. If the unit is not vacated on or before January 2, 2026, then starting January 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 3, 2026.

4. The Tenant shall pay the Landlord \$5,732.21, the full amount owing by May 31, 2026.
5. If the Tenant does not pay the Landlord the full amount owing by May 31, 2026, the Tenant will owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
6. This order on consent is in full and final settlement of this application.

January 7, 2026
Date Issued

Shadiyah Stoute
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on July 3, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.