



Order under Sections 22, 23, and 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-090824-25
LTB-L-029070-25
LTB-T-050274-25

In the matter of: 1520 POLONIA PARK PL
WINDSOR ON N8Y4V5

Between: Polish Canadian Centre Association of Windsor Landlord

And

Kristy Fields Tenant

Polish Canadian Centre Association of Windsor (the 'Landlord') applied for an order to terminate the tenancy and evict Kristy Fields (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 7, 2026. The Landlord's Agent, Krystal Levy, and Witness, Anali Gomez, represented by Cameron Parrott attended the hearing. The Tenant, represented by Kristen Jarvis, attended the hearing.

On consent, it is ordered that:

1. The parties agree that this consent order resolves all matters arising from the tenancy at 1520 Polonia Park Place, Windsor, Ontario, to the date of the hearing, resolving file numbers LTB-L-090824-25, LTB-L-029070-25, and LTB-T-050274-25.
2. The tenancy shall terminate on June 30, 2026. The Tenant must move out of the rental property on or before June 30, 2026.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.
5. The Tenant may exercise the right to terminate the tenancy before June 30, 2026, upon 10 days' written notice to the Landlord. If the Tenant chooses to terminate the tenancy early having given 10 days' written notice to the Landlord, the Landlord agrees to return, on a prorated per diem rate, any rent already paid by the Tenant to the Landlord.
6. The Landlord does not have record of a last months' rent deposit having been paid by the Tenant. However, if the Tenant can provide satisfactory evidence demonstrating that a last months' rent deposit was paid, the Landlord agrees to credit the Tenant's account.

January 13, 2026

Date Issued

Jane Dean

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 30, 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.