



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089599-25

In the matter of: 29, 21 HOLBORN DR
KITCHENER ON N2A2E1

Between: HOLBORN HOLDINGS LTD Landlord

And

Estella Depp Ursu Tenants
Isabella Ursu

HOLBORN HOLDINGS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Estella Depp Ursu and Isabella Ursu (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on January 7, 2026. Employee, Peter Gamer, attended on behalf of the Landlord. Tenant, Isabella Ursu, attended on behalf of herself and her mother, Estella Depp Ursu. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenants 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.
2. As of the hearing date, the Tenants were not in possession of the rental unit. They signed a Form N11 and moved out of the unit on January 5, 2026. The tenancy terminated effective January 5, 2026.
3. The current rent was \$2,605.00. It was due on the 1st day of each month.
4. The rent arrears owing to December 31, 2025 are \$10,415.00. The Landlord is waiving the rent for the 5 days in January 2026.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Tenants paid a Last Month's Rent deposit that must be applied to the last month of the tenancy along with interest on the LMR of \$48.84.
7. Accordingly, the total amount the Tenants owe the Landlord is \$7,946.16 (\$10,415.00 arrears + \$186.00 costs – \$2,605.00 LMR - \$48.84 LMR interest) for the period ending January 31, 2026.
8. The Tenants agree to be ordered to pay the Landlord \$7,946.16 by January 31, 2026 with interest provisions commencing February 1, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants was terminated, effective January 5, 2026. The Tenants moved out of the unit effective January 5, 2026.
2. The Tenants shall pay the Landlord \$7,947.16 comprised of rent arrears to January 31, 2026 (\$10,415.00) plus costs (\$186.000) less Last Month's Rent deposit (\$2,605.00) and less interest on the LMR (\$48.84).
3. The Tenants shall pay to the Landlord the total amount owing (\$7,947.16) on or before January 31, 2026 with interest provisions commencing February 1, 2026 on any balance owing, at the post judgement interest rate of 4.0% annually.

January 23, 2026
Date Issued

Shawn Hayman
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.