



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089073-25

In the matter of: 101, 157 AMHERST DR
AMHERSTVIEW ON K7N1V3

Between: Kenlar Investments Inc. Landlord
Kenlar Investments Inc.

And

Jaymie Shields Tenant

Kenlar Investments Inc. and Kenlar Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jaymie Shields (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord's Representative, James Moak, and the Tenant, Jaymie Shields, advised that the parties had reached an agreement.

I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 31, 2026.
3. The lawful rent is \$1,814.24. It was due on the 1st day of each month.
4. The Tenant has paid \$210.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$7,047.44.
6. The Landlord collected a rent deposit of \$1,814.24 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
7. Interest on the rent deposit, in the amount of \$1.67 is owing to the Tenant for the period from January 16, 2026, to January 31, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,231.53. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Sumathi Dhanapal
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$7,257.44
Less the amount the Tenant paid to the Landlord since the application was filed	- \$210.00
Less the amount of the last month's rent deposit	- \$1,814.24
Less the amount of the interest on the last month's rent deposit	- \$1.67
Total amount owing to the Landlord	\$5,231.53