



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092331-25

In the matter of: 7, 264 HUNTER ST W
PETERBOROUGH ON K9H2L7

Between: Khanh Mac Landlord

And

Mallory Minlu-Ann MacDonald Tenant

Khanh Mac (the 'Landlord') applied for an order to terminate the tenancy and evict Mallory Minlu-Ann MacDonald (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, Khanh Mac, and the Tenant, Mallory Minlu-Ann MacDonald, 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 December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$1,275.00. It was due on the 1st day of each month.
4. The Tenant has paid \$2,100.00 to the Landlord since the application was filed.
5. The rent arrears owing to December 31, 2025, are \$850.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Interest on the rent deposit, in the amount of \$75.26 is owing to the Tenant for the period from August 5, 2023, to December 31, 2025.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$960.74. The Tenant owes the Landlord rent arrears owing up to the date the Tenant moved out of the rental unit.
3. The Tenant shall pay the arrears in accordance with the following schedule:
 - A. \$200.00 on or before January 15th, 2026; and
 - B. \$100.00 on or before the 1st day of each month for a period of 7 months, commencing February 1, 2026, to August 1, 2026; and,
 - C. \$60.74 on or before September 1, 2026, to satisfy the arrears.
4. If the Landlord does not pay the Tenant the full amount owing on or before September 1, 2026, the Landlord will start to owe interest. This will be simple interest calculated from September 2, 2026, at 4.00% annually on the balance outstanding.

January 19, 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	\$2,950.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$75.26
Total amount owing to the Landlord	\$960.74