



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-085334-25

In the matter of: 632 ST FELIX ST
CORNWALL ON K6H5B3

Between: Diane McKinnon Landlords
Robert McKinnon

And

Kayla Gadbois Tenants
Angela Gadbois

Diane McKinnon and Robert McKinnon (the 'Landlords') applied for an order requiring Kayla Gadbois and Angela Gadbois (the 'Tenants') to pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on January 12, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Diane McKinnon (representing both Landlords), the Landlords' Support, Maegan O'Connor, and the Tenant, Kayla Gadbois (representing both Tenants) participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The application is amended to correct the spelling of the Tenant's name to 'Angela Gadbois'.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is due on the 1st day of each month.
4. The Tenants have paid \$900.00 to the Landlords after the application was filed as arrears on the application.
5. The Tenants do not owe any rent arrears for the period ending on January 31, 2026.

6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$186.00 for the cost of the filing the application.
2. If the Tenants do not pay the Landlords the full amount owing on or before February 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 2, 2026, at 4.00% annually on the balance outstanding.

January 20, 2026

Date Issued

Rachael Kukoyi

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.