



## **Order under Section 69 Residential Tenancies Act, 2006**

**File Number:** LTB-L-088328-25

**In the matter of:** 815 ROBSON PL  
KINGSTON ON K7P1B5

**Between:** Davy Ackerman Landlord  
Marie-Janie Lambert

**And**

Erin Bastable Tenant

Davy Ackerman and Marie-Janie Lambert (the 'Landlord') applied for an order to terminate the tenancy and evict Erin Bastable (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

The Landlord, Davy Ackerman and the Tenant, Erin Bastable attended the hearing. The Landlord present confirmed he had the authority to consent on behalf of the Landlord, Marie-Janie Lambert who was not present at the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

### **Agreed Facts:**

1. The parties agreed to a final termination of tenancy for February 28, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,560.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$84.16. This amount is calculated as follows: \$2,560.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$11,800.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Tenant shall pay the lawful monthly rent for February 2026.

**On consent it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated on February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$84.16 per day for the use of the unit starting January 15, 2026, until the date the Tenant moves out of the unit.
5. The rent arrears including the Landlord's filing fee up to January 31, 2026, are \$11,986.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

**January 22, 2026**

**Date Issued**

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**Tanya Speedie**

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 1, 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.