



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-092589-24

In the matter of: 304, 600 Greenfield Avenue
Kitchener ON N2C2J9

Between: Jennifer Arthur Tenants
James Arthur

And

Homestead Land Holdings Limited Landlord

Jennifer Arthur and James Arthur (the 'Tenant') applied for an order determining that Homestead Land Holdings Limited (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

An Adjudicative Case Conference (ACC) was held by videoconference on January 21, 2026.

The Landlord's Representative, Crystal Sankey, and the Tenant attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission, and specifically that the Tenants understood the tenancy would terminate.

On consent, it is ordered that:

1. The tenancy will terminate, effective April 30, 2026.
2. The Landlord shall waive the rent arrears owing, from the period from November 1, 2025, to January 31, 2026, in the amount of \$5,820.03.
3. The Tenants shall pay the lawful rent to the Landlord for the months of February 2026 and March 2026, on the day that it's due.
4. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 May 1, 2026.

6. This order settles all issues with the tenancy between the Landlord and the Tenant to the date of the hearing.

January 23, 2026

Date Issued

Colette Myers

Member, 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 November 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.