



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104119-25

In the matter of: 14, 22 HUGO CRES
KITCHENER ON N2M3Z2

Between: Williams & McDaniel Property Management Landlord

And

Tara Heathers Tenant
Michael Godfrey

Williams & McDaniel Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Tara Heathers and Michael Godfrey (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on January 21, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Tim Kelly, and the Tenant participated in the mediation. The Tenant, Tara Heathers, also represented the interests of Michael Godfrey, who did not attend the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant will pay \$271.06, representing the total rental arrears owing to January 31, 2026, on or before January 31, 2026.
- B. The current lawful rent \$1571.06.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of **twelve (12) months** from **February 5, 2026 until and including January 5, 2027**, the Tenant shall pay rent in full and on time by the **fifth (5th)** day of the month.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. 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 30, 2026

Date Issued

Carrie Bertrand

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.