



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-084505-24

In the matter of: 711, 161 ATHOL ST E
OSHAWA ON L1H0A3

Between: ALMA Oshawa GP Inc. Landlord

And

McKenna Davies Former Tenant

ALMA Oshawa GP Inc. (the 'Landlord') applied for an order requiring McKenna Davies (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 21, 2026.

The Landlord's representative Sara Murtadha, the Former Tenant, and the Former Tenant's representative Celine Dookie attended the hearing.

At the hearing, the parties mutually agreed to resolve all matters at issue with this application up to the day of the hearing and requested an order on consent. I was satisfied that the parties understood the terms of the consent.

Agreed Facts:

1. The Former Tenant vacated the rental unit on March 30, 2024.
2. The rent arrears and daily compensation owing to are \$3,333.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent it is ordered that:

1. The Former Tenant shall pay to the Landlord \$3,333.00, which represents rent and compensation owing up to December 31, 2023.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$3,519.00. The Former Tenant shall pay this amount as follows:

1. On or before the first Thursday of each month, beginning Thursday, February 4th, 2026 through to and including Thursday, January 7th, 2027, the Former Tenant shall pay to the Landlord \$293.25.
4. If the Former Tenant does not pay the Landlord in accordance with paragraph 3 the full, the Former Tenant will start to owe interest. This will be simple interest calculated from the day after the first missed payment was due at 4.00% annually on the balance outstanding.

January 28, 2026

Date Issued

Elena Jacob

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.