



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

File Number: LTB-L-092118-25

In the matter of: 17 JOHNSTON ST
CARLETON PLACE ON K7C4R7

Between: Ben Asare Landlord

And

Lisa Marie Heaton Tenant

Ben Asare (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Marie Heaton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord, the Landlord's Representative, Lorrie McCullough, the Landlord's Agent, Kofi Obeng, and the Tenant's Representative, Linda Tranter, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,160.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$71.01. This amount is calculated as follows: \$2,160.00 x 12, divided by 365 days.
4. The rent arrears owing to January 31, 2026 are \$19,047.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,100.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$182.70 is owing to the Tenant for the period from August 17, 2021 to January 21, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated in a final way and without voiding provisions.
2. The Tenant must move out of the rental unit on or before January 25, 2026.
3. The Landlord waives claim to \$8,950.30 of the total amount owing by the Tenant.
4. The Tenant shall pay to the Landlord \$8,000.00. This amount includes rent arrears owing to January 31, 2026 and the cost of filing the application. The amount waived by the Landlord, the rent deposit, and the interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
5. If the Tenant does not pay the Landlord the full amount owing, and specifically, \$8,000.00 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.
6. If the unit is not vacated on or before January 25, 2026, then starting January 26, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 January 26, 2026.
8. This order resolves all matters between the parties, related to the Tenancy, to the date of the hearing.

January 29, 2026
Date Issued

Janice Campbell
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 July 26, 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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To January 31, 2026	\$19,047.00
Application Filing Fee	\$186.00
Less the amount of rent arrears waived by the Landlord	-\$8,950.30
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of interest on the last month's rent deposit	-\$182.70
Total amount owing to the Landlord	\$8,000.00