



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

**File Numbers:** LTB-L-096335-25  
LTB-T-060377-25

**In the matter of:** 33 St. James Street South  
WATERFORD ON N0E1Y0

**Between:** Christopher Coates  
Elizabeth Walpole

Landlords

**And**

Thea Meade aka Thea Allison

Tenant

Christopher Coates and Elizabeth Walpole (the 'Landlords') applied for an order to terminate the tenancy and evict Thea Meade aka Thea Allison (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes. (L1 Application)
- the Tenant, another occupant of the rental unit, or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant; and
- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2 Application)

Thea Meade (the 'Tenant') applied for an order determining that Christopher Coates (the 'Landlord'):

- entered the rental unit illegally,
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys,
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household; and
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 Application)

Thea Meade (the 'Tenant') also applied for an order determining that Christopher Coates (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

This application was scheduled to be heard by videoconference on January 22, 2026.

The Landlords attended with their Legal Representative, James Romeo Roussy. The Tenant was present.

The parties mutually agreed to resolve all the issues in the Landlords L1/L2 application, LTB-L-096335-25, and the Tenant's T2/T6 application, LTB-T-060377-25. The Parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

**The Parties agree that:**

1. The lawful rent is \$695.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$22.85. This amount is calculated as follows: \$695.00 x 12, divided by 365 days.
3. The Landlords waive the \$186.00 application filing fee.
4. The Landlords collected a rent deposit of \$695.00 from the Tenant, and this deposit is still being held by the Landlords. The rent deposit is applied to the last rental period of the tenancy, April 2026.
5. Interest on the rent deposit, in the amount of \$102.89 is owing to the Tenant for the period from December 1, 2017, to January 22, 2026.
6. It is understood and agreed that this agreement is deemed to be no admission of liability or fault on the part of any of the parties to this order.

**It is ordered on consent that:**

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords 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 May 1, 2026.
4. The Landlords shall pay the Tenant \$102.89 interest owing on the rent deposit.
5. If the Landlords do not pay the Tenant the amount owing in paragraph 4 of this order on or before April 30, 2026, the Landlords will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
6. This is a full and final settlement of all issues between the parties arising from the tenancy up to January 22, 2026.

**February 4, 2026**

Date Issued

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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 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.