



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

File Number: LTB-L-097347-25

In the matter of: 2, 537 ALFRED ST
KINGSTON ON K7K 4J6

Between: Christopher Davey Landlords
Jason Upton

and

Colin West Tenants
Amanda Sasseville

Christopher Davey and Jason Upton (the 'Landlords') applied for an order to terminate the tenancy and evict Colin West and Amanda Sasseville (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing scheduled on January 28, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlords, the Landlords' Representative Victoria Robertson, and the Tenants participated in the mediation. Tenant Colin West received legal advice about this application and Tenant Amanda Sasseville did not.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

Agreed Facts:

- 1) The current rent is \$1,800.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12 months, divided by 365 days.
- 3) The rent arrears owing to January 31, 2026 are \$6,400.00.
- 4) The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
- 5) The Landlords waive collection of all but \$887.67 in rent arrears and costs owed up to January 31, 2026.
- 6) The Landlords collected a rent deposit of \$1,800.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit will be applied to February 2026, the last rental period of the tenancy, as the tenancy is terminated.
- 7) Interest on the rent deposit, in the amount of \$14.71 is owing to the Tenants for the period from September 9, 2025 to January 28, 2026. However, the Tenants waive collection of any interest on the rent deposit.
- 8) The Tenants will leave the unit in broom-swept condition. The Landlords acknowledge damage to the front door of the rental unit cause by the fire department.

It is ordered on consent of the parties that:

1. The tenancy between the Landlords and the Tenants is terminated in a non-voidable manner. **The Tenants must move out of the rental unit on or before March 15, 2026.**
2. The Tenants shall pay to the Landlords \$887.67 representing the remaining amount of costs and arrears up to January 31 2026.
3. If the Tenants do not pay the Landlords the full amount owing per paragraph 2 of this order on or before March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before March 15, 2026, then starting March 16, 2026, the Landlords 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 Landlords on or after March 16, 2026.

6. If the unit is not vacated on or before March 15, 2026, then the Tenants shall also pay the Landlords compensation of \$59.18 per day for the use of the unit starting March 16, 2026 until the date the Tenants move out of the unit.
7. This order on consent is in full and final settlement of this application.

February 5, 2026
Date Issued

Denise Hannivan
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 September 16, 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.