



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092699-25

In the matter of: 1, 197 INNISFIL ST
BARRIE ON L4N3E9

Between: TRM Property Management Inc

Landlord

And

Kayla McLeod
Wayne Logan

Tenants

TRM Property Management Inc (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Kayla McLeod and Wayne Logan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2026.

The application was scheduled to be heard on January 19, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillaniqu Knight.

The Landlord's agent Tiffany McGowan, and the Tenant Kayla McLeod were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 30, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,900.00. It was due on the 1st day of each month.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to November 30, 2025, are \$3,800.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$26.28 is owing to the Tenant for the period from June 28, 2025 to November 30, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,059.72. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay the Landlord the amount owing in paragraph 2 as follow
 - a) \$514.93 on or before the 20th day of each month beginning February 20, 2026, up to and including May 20, 2026.
4. If the Tenants fail to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.

February 6, 2026

Date Issued

Dillanique Knight

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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$3,800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,900.00
Less the amount of the interest on the last month's rent deposit	- \$26.28
Total amount owing to the Landlord	\$2,059.72