



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

File Number: LTB-L-094169-25

In the matter of: 310, 321 MARLAND AVE
OSHAWA ON L1J 1X3

Between: SKPM Rents 17 Landlord

and

Kaitlyn Davidson
Joshua Kerr
Mary Atkinson

Tenants

SKPM Rents 17 (the 'Landlord') applied for an order to terminate the tenancy and evict Kaitlyn Davidson, Joshua Kerr and Mary Atkinson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 28, 2026.

The Landlord's representative, Sharon Harris, and the Tenant, Kaitlyn Davidson, attended the hearing.

At the hearing the parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and I am satisfied that Kaitlyn Davidson understood the terms of the consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$2,712.20 which includes the rent arrears through January 31, 2026, and filing fee of \$186.0 by February 24, 2026.
2. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to February 28, 2026, or until the arrears are paid in full, whichever date is earliest.
3. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the Board within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy

and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 30, 2026

Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Adeela Alvez

Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.