



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

File Number: LTB-L-106641-25

In the matter of: 202, 7 BAYSWATER PL
KINGSTON ON K7M2B7

Between: Osgoode Properties Landlord

And

Keith Sweeney Tenant

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Keith Sweeney (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 2, 2026.

The Landlords representative Ms. Skelly and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on February 28, 2026. The Tenant must provide vacant possession of the rental unit, on or before, February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord 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 March 1, 2026.
4. The last month rent deposit, in the amount of, \$1,271.21 will be applied to the lawful rent for the month of February 2026.
5. The Tenant must pay the \$186.00 filing fee, on or before, February 28, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.
7. The Landlord reserves the right to collect the monies at any time.

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11. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
12. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

February 4, 2026

Date Issued

Suzy Franklyn

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.

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In accordance with s.81 of the RTA, the part of this order relating to the eviction expires on, August 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 housing unit is located.