



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

File Number: LTB-L-106646-25

In the matter of: 203, 1005 PEMBRIDGE CRES
KINGSTON ON K7P1Y2

Between: Osgoode Properties Landlord

And

Jack Boka Tenant
Kya Munroe

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Jack Boka and Kya Munroe (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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 2, 2026. The Tenant must provide vacant possession of the rental unit, on or before, February 3, 2026.
2. If the unit is not vacated on or before February 2, 2026, then starting February 3, 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 February 3, 2026.
4. The last month rent deposit will be applied to the lawful rent for the month of January 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.

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.

In accordance with s.81 of the RTA, the part of this order relating to the eviction expires on, August 3, 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.