



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

File Number: LTB-L-096470-25

In the matter of: Basement, 225 Church Street
Keswick ON L4P 1J9

Between: Laura Lynn McAndrews Landlord

And

Trista Joanne Price Tenant

Laura Lynn McAndrews (the 'Landlord') applied for an order to terminate the tenancy and evict Trista Joanne Price (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 26, 2026. The Landlord, Laura Lynn McAndrews, the Landlord's support, Justine McAndrews and the Tenant, Trista Joanne Price, attended the Hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and 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).
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 December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,000.00. It was due on the 1st day of each month.
5. The Tenant has paid \$4,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$7,500.00.
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 \$2,000.00 from the Tenant and this deposit was applied to the last month of tenancy.
9. Interest on the last month rent deposit, in the amount of \$144.25 is owing to the Tenant for the period from January 13, 2023, to November 30, 2025. This amount will be applied to the arrears.
10. The Tenant has agreed to pay the Landlord to sum of \$1754.88 on or before March 27, 2026, for utilities owed on the rental unit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,541.75. This amount includes rent arrears owing up to the date of move out and the cost of filing the application. The rent deposit and the interest owing on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$750.00 on or before February 13, 2026
 - \$750.36 on or before February 27, 2026
 - \$2,041.75 to be paid on or before March 20, 2026.
4. If the Tenant fails to make any of the payments in paragraph 3, then the Tenant will start to owe interest on the outstanding balance on the day after the first missed payment. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 6, 2026

Date Issued

Pauline Brewster

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	\$7,500.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,000.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of interest on the last month's rent (January 13, 2023, to November 30, 2025)	-\$144.25
Total amount owing to the Landlord	\$3,541.75