



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

File Number: LTB-L-097518-25

In the matter of: 302 B, 111 TAUNTON RD E
OSHAWA ON L1G3T9

Between: Katlena's Palace Inc. Landlord

And

Gabrielle Clarke Tenant

Katlena's Palace Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Gabrielle Clarke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 28, 2026. The Landlord's agent, Kathy Bucan and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. 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 lawful monthly rent is \$1,504.51. It is due on the 1st day of each month.
2. The Landlord waives the application filing fee (\$186.00).
3. On the application Nicholas Clarke and Gabrielle Clarke are named as Tenants. The parties mutually requested to amend the application to remove Nicholas Clarke as party/tenant. Therefore, throughout this order, Gabrielle Clarke is referred to as the only Tenant.

On consent it is ordered that:

1. The application is amended to remove Nicholas Clarke as party/tenant.
2. The Tenant shall pay to the Landlord \$57.12 which represents arrears of rent for the period ending January 31, 2026.

3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 on or before January 28, 2026.
4. If the Tenant fails to make the payment in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 5, 2026
Date Issued

Floredana Ungureanu
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.