



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

**File Number:** LTB-L-003345-26

**In the matter of:** 1046 CRAIG LANE  
KINGSTON ON K7M7R9

**Between:** Paul Donovan Landlord  
Mike Jones

**And**

Everett Magee Tenant  
Jennifer Magee

Paul Donovan and Mike Jones (the 'Landlord') applied for an order to terminate the tenancy and evict Everett Magee and Jennifer Magee (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 scheduled to be heard by videoconference on February 9, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Lorrie McCullough and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

**The parties agreed that:**

1. The arrears of rent owing up to February 28, 2026, are \$1,595.08.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The Tenant will pay the Landlord a total of \$1,781.08 for arrears of rent and costs.

4. The Tenant will pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
- \$200.00 on or before the 15<sup>th</sup> day of each month, for a period of 8-months, commencing March 15, 2026, up to and including October 15, 2026; and,
  - A final payment of \$181.08 on or before November 15, 2026, to satisfy the arrears.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of 18-months, commencing March 01, 2026, up to and including August 01, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

**February 11, 2026**  
**Date Issued**

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Adam Rogers  
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.