



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

File Number: LTB-L-095512-25

In the matter of: 154, 2570 SOUTHVALE CRES
OTTAWA ON K1B5B7

Between: 12716569 Canada Inc. Landlord

And

Sheena Kennedy Tenant

12716569 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sheena Kennedy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 3, 2026.

The Landlord Representative Grace George and the Tenant Sheena Kennedy attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on December 2, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
3. The lawful rent is \$2,295.00. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. Based on the Monthly rent, the daily rent/compensation is \$75.45 This amount is calculated as follows: \$2,295.00 x 12, divided by 365 days.
6. The rent arrears owing to December 2, 2025 are \$7,035.90.
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 \$2,295.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$74.19 is owing to the Tenant for the period from August 16, 2024 to December 2, 2025.

It is ordered on consent that:

1. The application is amended to remove Jamie Michon as a Tenant.
2. The tenancy between the Landlord and the Tenant is terminated as of December 2, 2025, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlord \$4,852.71. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Sarah Harriman
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	\$7,035.90
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,295.00
Less the amount of the interest on the last month's rent deposit	- \$74.19
Total amount owing to the Landlord	\$4,852.71