



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092761-25

In the matter of: B22, 108 PETER ST
TORONTO ON M5V0W2

Between: Kingdom Toronto Peter Project Limited Partnership Landlord

And

Abby Gowland Tenant

Kingdom Toronto Peter Project Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Abby Gowland (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Kingdom Toronto Peter Project Limited Partnership (the 'Landlord') also applied for an order requiring Abby Gowland (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on February 10, 2026.

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlord, Nga Sin Chan (Kathy) and the Tenant, Abby Gowland

The parties consented to the following order. I was satisfied that the parties understood 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 January 31, 2026.
3. There is no last month's rent deposit.
4. On or before February 11, 2026, the Tenant will return the key fob to the property management office. The Landlord will return the key deposit to the Tenant within of a week of receiving the key fob.

5. This Order on Consent represents a full and final settlement of all issues related to this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026.

February 17, 2026
Date Issued

Ryan Gacnik
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.