



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102253-25

In the matter of: 169 Mountainview Road
Redbridge ON P0H2A0

Between: Leonard Baldwin Landlords
Lee-Anne Baldwin

And

Ashley Windross Tenants
Carol Dorion

Leonard Baldwin and Lee-Anne Baldwin (the 'Landlords') applied for an order to terminate the tenancy and evict Ashley Windross and Carol Dorion (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 11, 2026.

The Landlords' Representative, Jennifer Thompson, an unlicensed and Law Society exempted individual, who confirmed their permission to represent the interests of the Landlords, the Tenant, Ashley Windross, who confirmed their permission to represent the interests of Tenant, Carol Dorion, and Tenant Representative for Ashley Windross, Ben Brown, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on or about December 29, 2025 and the rent arrears are calculated up to December 31, 2025.

4. The lawful rent is \$1,825.00. It was due on the 1st day of each month.
5. The rent arrears owing to December 31, 2025 are \$6,935.00.
6. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of December 31, 2025, the end of the rental period the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$7,121.00. This amount includes rent arrears owing up to the end of the rental period the Tenants moved out of the rental unit and the cost of filing the application.
3. If the Tenants do not pay the Landlords the full amount owing on or before April 11, 2026, the Tenants will start to owe interest. This will be simple interest calculated annually from April 12, 2026 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

February 17, 2026
Date Issued

Janice Campbell
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.