



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

File Number: LTB-L-092676-25

In the matter of: 422 FOXHALL WAY
KANATA ON K2M0G1

Between: Breanne Wenek Landlord

And

Jessica Heus Tenant

Breanne Wenek (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Heus (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The application was scheduled to be heard on February 10, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord and the Tenant were present.

As a result of the mediation 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.

The parties agreed to the following:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The Landlord collected a rent deposit of \$2,950.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$25.29 is owing to the Tenant for the period from September 15, 2025 to February 10, 2026.
4. The Landlord will remove the dishwasher from the garage of the rental unit.

5. The Tenant will leave the dishwasher currently in the kitchen of the rental unit in place upon giving vacant possession of the rental unit to the Landlord.
6. The parties agreed to the termination date set out in the order below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
4. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.
5. The Tenant shall pay to the Landlord \$93.00 for the cost of filing the application.
6. The Landlord waives the remaining \$93.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026

Date Issued

Christine Leitch

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.