



**Order under Subsection 87(1)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-104664-25

**In the matter of:** 103, 160 WISSLER RD  
WATERLOO ON N2K 2T6

**Between:** Killam Apartment REIT Landlord

**And**

Sarah Waechter Tenant  
Michael Hilts

Killam Apartment REIT (the 'Landlord') applied for an order requiring Sarah Waechter and Michael Hilts (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026.

The Landlord's Representative, Frannie Simms and the Tenants, Sarah Waechter and Michael Hilts attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The Tenant vacated the rental unit on January 31, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The rent arrears and daily compensation owing to January 31, 2026, are \$4,786.71
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**On consent it is ordered that:**

1. The Tenant shall pay to the Landlord \$4,972.71. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.
2. The Tenant shall pay the amount owing in paragraph (1) in accordance with the following schedule:

- a) On or before March 15, 2026, and every 15<sup>th</sup> day of the month for 9 payments up to and including November 15, 2026, \$500.00.
  - b) On or before December 15, 2026, \$472.71.
3. If the Tenant fails to make a payment to the Landlord, the remaining balance becomes immediately due and owing. The Tenant will start to owe interest. This will be simple interest calculated from the day after the defaulted payment at 4.00% annually on the balance outstanding.

**February 24, 2026**  
**Date Issued**

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**Tanya Speedie**  
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.