



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102123-25

In the matter of: 2K, 155 THOMAS SLEE DR
KITCHENER ON N2P 0J8

Between: Sarah Walden Landlord

And

Christopher Wood Tenant

Sarah Walden (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Wood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord's Representative, Barrett M. Beaudoin, the Landlord, Sarah Walden and the Tenant, Christopher Wood 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 was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on December 21, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$2,450.00. It was due on the 1st day of each month.
4. The Tenant has paid \$50.00 to the Landlord since the application was filed.
5. The rent arrears owing to December 21, 2025, are \$8,991.55.
6. The Landlord is entitled to \$120.00 to reimburse the Landlord for administration charges and \$42.00 for bank fees the Landlord incurred as a result of 6 cheques given by or on behalf of the Tenant which were returned NSF.

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 \$2,450.00 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 \$67.46 is owing to the Tenant for the period from November 15, 2024 to December 21, 2025.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 21, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$6,822.09. 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 and unpaid NSF charges. 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 8, 2026, at 4.00% annually on the balance outstanding.

February 24, 2026
Date Issued

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$9,041.55
Application Filing Fee	\$186.00
NSF Charges	\$162.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$50.00
Less the amount of the last month's rent deposit	- \$2,450.00
Less the amount of the interest on the last month's rent deposit	- \$67.46
Total amount owing to the Landlord	\$6,822.09