



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105941-25

In the matter of: 15 EASTVIEW DRIVE
ARTHUR ON N0G1A0

Between: Douglas James Rooney Landlord

And

Kelsey Hall Tenant
Tyler Strudwick

Douglas James Rooney (the 'Landlord') applied for an order to terminate the tenancy and evict Kelsey Hall and Tyler Strudwick (the 'Tenant') because:

- The Tenant did not pay the rent that the Tenant owes; AND
- The Tenant did not pay utility costs that they were required to pay under the terms of the tenancy agreement while living in the rental unit.

This application was heard by videoconference on February 20, 2026. The Landlord's legal representative, Kundai Govereh, and the Tenant, Kelsey Hall were in attendance. The Tenant, Kelsey Hall, had permission to speak on behalf of the Tenant, Tyler Strudwick, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board facilitated mediation through the Tribunals online dispute resolution portal with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

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

The parties agree that:

1. The Tenant paid has paid in full all the outstanding utility costs for the period ending February 28, 2026, prior to the hearing date.
2. The current lawful rent is \$1,200.00 and it is due on the first day of each month.
3. The arrears owing to February 28, 2026, are \$6,840.00.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,026.00, which represents the arrears of rent (\$6,840.00) plus the filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$800.00 per month due on or before the 21st day of each month for an 8-month period starting in the month of March 2026, up to and including the month of October 2026 (arrears plus filing fee); AND
 - b) \$626.00 on or before November 21, 2026 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting March 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after February 28, 2026.
5. The Tenant has a zero balance for outstanding utility fees for the period ending February 28, 2026. The L2 application is discontinued on consent.

February 27, 2026
Date Issued

Sonja Hudson
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

