



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

File Number: LTB-L-106048-25

In the matter of: 353 CLARKE RD
LONDON ON N5W5G4

Between: Lynn Mudge Landlord
Terrence Mudge

And

Vanessa Reynolds Tenant
David Reynolds

Lynn Mudge and Terrence Mudge (the 'Landlord') applied for an order to terminate the tenancy and evict Vanessa Reynolds, David Reynolds, (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord's Lynn Mudge and Terrence Mudge, the Landlord's Representative, Katelyn Schoffer and the Tenant, Vanessa Reynolds attended the hearing. The Tenant present confirmed she had the authority to consent on behalf of the Tenant, David Reynolds who was not present at 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 parties agreed, William Jordan and Tiron Reynolds are removed as Tenant parties to the application.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit

4. The lawful rent is \$2,626.56. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$7,879.68.
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 \$2,500.00 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 \$169.86 is owing to the Tenant for the period from April 14, 2023 to December 31, 2025.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,395.82. 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. 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 May 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 26, 2026, at 4.00% annually on the balance outstanding.
4. The application is amended, and William Jordan and Tiron Reynolds are removed as Tenant parties to the application.

March 5, 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	\$7,879.68
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$169.86
Total amount owing to the Landlord	\$5,395.82