



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

**File Number:** LTB-L-095558-25

**In the matter of:** 2, 8193 Franktown Road  
Richmond Ontario K0A2Z0

**Between:** Gwen St Louis Landlord

**And**

Cory Wilson Tenants  
Kimberly Marren  
Percilla Wilson

Gwen St Louis (the 'Landlord') applied for an order to terminate the tenancy and evict Cory Wilson, Kimberly Marren and Percilla Wilson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Gwen St Louis (the 'Landlord') also applied for an order to terminate the tenancy and evict Cory Wilson, Kimberly Marren and Percilla Wilson (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard by video conference on February 26, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord and the Tenant, Cory Wilson were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

**Agreed facts:**

- a) The Tenants vacated the rental unit on December 18, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
- b) The lawful rent is \$2,100.00. It was due on the 1st day of each month.
- c) The Landlord waives the rent for November 2025 as one month's compensation required under the Residential Tenancies Act, 2006.

- d) The rent arrears owing to December 18, 2025, are \$4,942.72.
- e) The resolve all issues arising from the tenancy up to the date of the hearing, the parties agree that the total amount the Tenants shall pay to the Landlord is \$3,000.00.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of December 18, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord **\$3,000.00**. This amount represents a full and final settlement of all issues arising from the tenancy up to the date of the hearing.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
  - \$500.00 on or before the 20<sup>th</sup> day of each month starting March 20, 2026, through to and including August 20, 2026.
4. If the Tenants fail to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.

**March 5, 2026**  
**Date Issued**

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Sarah Visnovec  
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.