



AMENDED
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-083453-25-AM

In the matter of: A, 332 TWEEDSMUIR AVE
LONDON ON N5W1L7

Between: 1803290 Ontario Inc c/o Abbey Rentals and Landlord
Property Management

And

Barbara Fletcher Tenants
Cecilla Richardson

This amended order is issued to correct clerical errors in the original order issued on January 27, 2026.

The term “Landlord” refers to all persons or companies identified as a Landlord and “Tenant” refers to all persons identified as a Tenant, within the order.

1803290 Ontario Inc c/o Abbey Rentals and Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Barbara Fletcher and Cecilla Richardson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 21, 2026.

The Landlord's Agent, Jamie Lucier, and the Tenants attended the hearing. The Landlord was represented by **Daniel** Abraham.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 21, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord **\$13,404.65**. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.

3. If the Tenants do not pay the Landlord the full amount owing on or before April 1, 2027, the Tenants will start to owe interest. This will be simple interest calculated from April 2, 2027 at 4.00% annually on the balance outstanding.

January 27, 2026

Date Issued

Sonia Anwar-Ali

Member, Landlord and Tenant Board

March 2, 2026

Date Amended

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 Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	<u>\$15,699.43</u>
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,395.00
Less the amount of the interest on the last month's rent deposit	- \$85.78
Total amount owing to the Landlord	<u>\$13,404.65</u>