



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

**File Number:** LTB-L-003601-26

**In the matter of:** 826 BROADWAY BLVD  
PETERBOROUGH ON K9H0H9

**Between:** Ky Hui Landlord

**And**

Jessica VanVlack Tenants  
Tyler Smith

Ky Hui (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica VanVlack and Tyler Smith (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was mediated by videoconference on March 2, 2026. Paralegal, Crystal Francey, and Employee, Bethann Corfe, attended on behalf of the Landlord. Tenant, Jessica VanVlack, attended on behalf of herself and Tyler Smith. Her verbal authorization to represent Tyler Smith was accepted by the Landlord's Paralegal. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

### **General Information:**

1. The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month.
2. The current monthly rent is \$2,807.75.
3. The rent account is not up to date for the period ending March 31, 2026. The Tenants owe the Landlord rent arrears of \$2,308.25. The Tenants plan to pay the Landlord \$2,308.25 by March 20, 2026 failing which the Landlord may take further legal action.
4. Pursuant to section 78 of the Act, the Tenants agree to pay the monthly rent, on or before the 1<sup>st</sup> of each month from April 1, 2026 to March 31, 2027.
5. Pursuant to interest provisions, the Tenants will pay the Landlord's filing costs of \$186.00 by April 11, 2026.

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

1. The Tenants shall pay the Landlord the monthly rent, for April 2026 on or before April 10, 2026. The Tenants shall also pay the Landlord the monthly rent from April 1, 2026 to March 31, 2027 on or before the 1<sup>st</sup> of each month .
2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application by April 10, 2026.
4. If the Tenants do not pay the Landlord the full amount owing on or before April 10, 2026, the Tenants will start to owe interest commencing April 11, 2026. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

March 16, 2026

**Date Issued**

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Shawn Hayman

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.