



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

File Number: LTB-L-012711-26

LTB-T-013336-26

In the matter of: 7, 60 Elmsdale Dr
Kitchener ON N2E2G4

Between: Katherine Elliott Landlord
TIMOTHY ELLIOTT

And

JASON ST. JEAN Tenants
KATIN GRAZIANO GOLDMANN
ROLAND LAVIGNE

LTB-L-012711-26 – L1 Application

Katherine Elliott and TIMOTHY ELLIOTT (the 'Landlord') applied for an order to terminate the tenancy and evict JASON ST. JEAN, KATIN GRAZIANO GOLDMANN and ROLAND LAVIGNE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

LTB-T-013336-26 – T2 Application

Jason St Jean and Katin Graziano Goldmann (the 'Tenants') applied for an order determining that Timmothy Elliott and Kaatherine Elliott (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household and harassed, obstructed, coerced, threatened or interfered with the Tenant.

Mediation was held on March 3, 2026. The following parties participated in the mediation: The Landlords, Katherine Elliott and Timothy Elliott, and the Tenants, Jason St. Jean and Katin Graziano Goldmann.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.

2. The lawful rent is \$3,100.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$101.92. This amount is calculated as follows: \$3,100.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The Landlord was seeking rent arrears owing to March 31, 2026 in the amount of \$6,875.00.
6. Of the total arrears, the Landlord agrees to waive \$3,775.00 as well as the application filing fee.
7. The Landlord also agrees to waive all outstanding utilities balances owing as of March 2, 2026.
8. There is no last month's rent deposit.
9. This Order on Consent represents a full and final settlement of all issues related to this tenancy as of March 2, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, the Tenants shall pay the Landlord compensation of \$101.92 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
5. The Tenants shall pay to the Landlord **\$3,100.00** which represents the arrears of rent (\$3,100.00) for the period ending March 31, 2026.
6. The Tenants shall pay to the Landlord a portion of the amount set out in paragraph 5 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 3, 2026	\$ 1,750.00
March 14, 2026	\$ 1,350.00

7. The Tenants shall also pay new rent that will come due and owing in the amount of \$3,100.00 on or before the 1st day of each month from April 1, 2026 to June 1, 2026 inclusive.

8. If the Tenants fail to make any one of the payments in accordance with paragraph 6 or paragraph 7,, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **March 31, 2026**.
9. This Order on Consent is in full and final settlement of both the L1 Application LTB-L-012711-26 and the T2 Application, LTB-T-013336-26 as well as all issues related to the tenancy as of March 2, 2026.

March 9, 2026
Date Issued

Ryan Gacnik
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.