



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105700-25

In the matter of: 305, 1195 BRUCE AVENUE
WINDSOR ON N9A4Y5

Between: 2464408 Ontario Inc. Landlord

And

Katie Gaughan Tenant

2464408 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Katie Gaughan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 24, 2026.

The Landlord's Agent, Narayan Persaud, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of March 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$1,295.00. It is due on the 1st day of each month.
3. The total amount the Tenant owes to the Landlord is \$7,851.00 including arrears of rent (\$7,665.00) and costs (\$186.00) up to February 28, 2026.
4. The Landlord collected a last month's rent deposit of \$1,295.00 on February 19, 2025 and this deposit shall be applied to the rent for March 2026, the last month of the tenancy.
5. Interest on the rent deposit, in the amount of \$32.42 is owing to the Tenant for the period from February 19, 2025 to February 28, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 April 1, 2026.
4. The Tenants shall pay the Landlord \$7,818.58 representing arrears of rent (\$7,665.00) up to February 28, 2026 plus the application filing fee (\$186.00) minus the interest on the last month's rent deposit (\$32.42).
5. The Tenant shall pay the amount in paragraph 4 above in installments of \$50.00 per month, on or before the 1st day of each month starting April 1, 2026 and continuing until the balance is paid in full.
6. If the Tenant does not make any of the required payments in full and by the applicable deadline, the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
7. If the Tenant does not vacate the rental unit on or before March 31, 2026, the Tenant shall also pay the Landlord compensation of \$42.58 per day starting April 1, 2026 and continuing until the date the Tenant vacates the rental unit.

March 6, 2026
Date Issued

Angela McLaughlin
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 October 1, 2026 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.