



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102472-25 & LTB-L-108341-25

In the matter of: 80 Prince Edward St
Brighton ON K0K1H0

Between: Diane Rew Landlord

And

Kaitlyn Marie Lewis Tenant

Diane Rew (the 'Landlord') applied for an order to terminate the tenancy and evict Kaitlyn Marie Lewis (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application-LTB-L-108341-25); and
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 Application - LTB-L-102472-25).

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

This application was scheduled to be heard by videoconference on March 3, 2026.

The Landlord, represented by Leah Aaron Eddie and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties also agree to resolve the Landlord's L1 application LTB-L-108341-25 that has been scheduled by the Board.

The parties before the LTB consented to the following order:

The parties agreed that:

1. The tenancy between the Landlord and the Tenant is terminated on May 31, 2026.
2. The last month's rent deposit has been applied to the lawful monthly rent for December 2025.

3. The one-month compensation the Landlord owes the Tenant due to the L2 Application has been applied to the lawful monthly rent for November 2025.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. The Tenant shall pay to the Landlord \$5,800.00 for arrears of rent up to March 31, 2026.
3. The Tenant shall pay to the Landlord the amount in accordance with paragraph 2 with the following schedule:
 - a) \$400.00 on or before March 15, 2026.
 - b) \$500.00 on or before April 15, 2026.
 - c) \$500.00 on or before May 15, 2026.
 - d) \$500.00 on or before the 15th of the month for 8 months commencing on June 15, 2026, up to and including January 15, 2027.
 - e) \$400.00 on or before February 15, 2027.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of April 1, 2026, to May 31, 2026, or until all arrears are paid in full, whichever date is the earliest.
5. If the Tenant fails to make any one of the payments in accordance with paragraph 3(a), (b) and (c), the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 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 prior to May 31, 2026 and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.
6. The Tenant shall also pay the Landlord compensation of \$46.85 per day for the use of the unit starting June 1, 2026, to the date the Tenant moves out of the unit.
7. If the Tenant fails to make any one of the payments in accordance with paragraph 3(d) and (e) of this order, the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 June 1, 2026.

10. This order settles all matters arising from this tenancy to date and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

March 9, 2026
Date Issued

Cheryl Lavoie
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 of the Tenant expires on November 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.