



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

File Number: LTB-L-108958-25

In the matter of: 2, 9 MERIGOLD ST
ST CATHARINES ON L2S2N4

Between: MT Deez Inc. Landlord

And

Ashley Kimberly Lynn Hardy Tenants
Garion Garnet Powell

MT Deez Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Kimberly Lynn Hardy and Garion Garnet Powell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on March 5, 2026. The Landlord's legal representative, Glenn Gosling, the Landlord's agent, Bree Boonstra and the Tenants attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on March 3, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent was \$1,281.25. It was due on the 1st day of each month.
5. The rent arrears owing to March 3, 2026 are \$7,687.50.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a last month rent deposit in the amount of \$1,281.25 from the Tenants and this deposit is still being held by the Landlord. This rent deposit will be deducted from the amount of arrears.
8. Interest on the last month rent deposit, in the amount of \$36.60 is owing to the Tenants for the period from January 1, 2025 to March 3, 2026. This amount will be deducted from the amount of arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 3, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$6,555.65. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit (\$7,687.50) less the rent deposit (\$1,281.25) less the interest on the rent deposit (\$36.60) plus the cost of filing the application (\$186.00).
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 above in accordance with the following schedule:
 - Payments of \$100.00 on or before the 1st day of each month starting on April 1, 2026, and continuing each month until August 1, 2031; and
 - a final payment of \$55.65 on or before September 1, 2031.
4. If the Tenants fail to make any one of the payments in accordance with paragraph 3 above, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.

March 12, 2026

Date Issued

Floredana Ungureanu

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.