



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082594-25 and LTB-L-006508-26

In the matter of: 10 VICTORIA AVENUE
PARRY SOUND ON P2A2C1

Between: Patricia Wolos Landlord

And

Ryan Shields Tenants
Alexis Wolos

Patricia Wolos (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Shields and Alexis Wolos (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (LTB-L-006508-26).

Patricia Wolos (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Shields and Alexis Wolos (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (LTB-L-082594-25).

On February 20, 2026, the parties elected to participate in Board-facilitated mediation through the Tribunals Ontario dispute resolution portal with the assistance of Angela McLaughlin, a Mediator and Hearings Officer with the Landlord and Tenant Board.

On March 2, 2026, the following parties participated by telephone:

1. Kelly Draycott – Legal Representative for the Landlord;
2. Nicole Jones – Legal Representative for the Tenant, Ryan Shields; and
3. Alexis Wolos – Tenant.

As a result of the mediation, the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent. Further, as a result of the mediation, the hearing scheduled for LTB-L-082594-25 on April 14, 2026 and the hearing scheduled for LTB-L-006508-26 on March 31, 2025 are cancelled.

The parties agree to the following:

LTB-L-082594-25

1. The Landlord sought to withdraw the application and the Board consented to the request.
2. The application having been withdrawn, the Board's file is now closed.
3. Notwithstanding the terms under paragraphs 1 and 2 above, on November 1, 2025, the Landlord satisfied the Landlord's obligation under section 49.1 of the *Residential*

Tenancies Act, 2006 (the 'Act') to pay the Tenants compensation equal to one month's rent.

LTB-L-006508-26

1. The lawful monthly rent is \$1,400.00 and is due on the 1st day of each month.
2. The total amount the Tenants owe to the Landlord is \$2,986.00 including arrears of rent (\$2,800.00) and costs (\$186.00) up to February 28, 2026.
3. The Landlord is not holding a last month's rent deposit.
4. Upon vacating, the Tenants will leave the rental unit in broom-swept condition.
5. As the L2 application is being withdrawn, the tenancy will terminate pursuant to the L1 only.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before March 15, 2026.
2. If the unit is not vacated on or before March 15, 2026, then starting March 16, 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 March 16, 2026.
4. The Landlord waives the rent arrears up to February 28, 2026 (\$2,800.00). The Landlord also waives the application filing fee (\$186.00).
5. The Landlord waives the rent for the period March 1, 2026 to March 15, 2026.
6. The Landlord waives all outstanding utility charges up to March 15, 2026.
7. If the Tenants do not vacate the rental unit on or before March 15, 2026, the Tenants shall owe the Landlord \$46.03 per day starting March 16, 2026 and continuing until the date the Tenants vacate the rental unit.
8. In exchange for the return of all rental unit keys and to settle all issues regarding this tenancy, the Landlord shall compensate the Tenant, Ryan Shields, in the amount of \$10,000.00 to be paid via bank draft to be picked up from the Landlord's Legal Representative's office.

March 11, 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.