



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000180-26

In the matter of: BASEMENT, 139 DUMBLE AVE
PETERBOROUGH ON K9H 5A9

Between: CHRIS BOCKING Landlord

And

KELLY WOLFF Tenant

CHRIS BOCKING (the 'Landlord') applied for an order to terminate the tenancy and evict KELLY WOLFF (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on March 9, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant, Landlord, Agent of the Landlord, Darren Shaw, and the Landlord's Legal Representative, Donna M Wood, attended.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, 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 April 13, 2026.
2. **If the unit is not vacated on or before April 13, 2026, then starting April 14, 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 14, 2026.**
4. If the rental unit has not been vacated on or before April 13, 2026, the Landlord may also collect a per diem rate of \$41.45 (based on \$1 260.75 per month X 12 months / 365 days) for use of the unit starting April 14, 2026 to the day the Tenant vacates the unit.
5. The Tenant owes the Landlord \$9 011.25 which represents all rent arrears and the application filing fee.

6. Provided the Tenant gives vacant possession of the rental unit to the Landlord on or before April 13, 2026, then the Landlord shall waive the full amount owing and the \$186.00 application filing fee.
7. If and when vacant possession of the rental unit is not given to the Landlord on or before April 13, 2026, then the full amount owing becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 14, 2026.
8. The Tenant shall remove all outside debris and containers on or before April 13, 2026.
9. Provided an invoice is given to the Landlord from a moving company, then the Landlord shall pay for this moving invoice directly to the moving company. Further, the moving company shall be located in Peterborough.
10. If requested by the Tenant, the Landlord shall assist the Tenant in locating a moving company.
11. Upon vacating the rental unit, the Tenant shall place the unit key in the door lockbox and shall email the Landlord.

March 13, 2026
Date Issued

Susan Parsons
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 14, 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.