



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

File Number: LTB-L-000175-26

In the matter of: 509, 100 FRONTIER PATH PVT
GLOUCESTER ON K1J0C5

Between: Killam Apartment REIT Landlord

And

Karl Joseph Tenant

Killam Apartment REIT (the 'Landlord') applied for an order to terminate the tenancy and evict Karl Joseph (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on March 10, 2026.

The Landlord's Legal Representative, Donna Dames, attended on behalf of the Landlord.

The Tenant was self-represented and did not speak 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:

1. The lawful monthly rent is \$2,749.72.
2. The total amount the Tenant owes to the Landlord is \$2,635.16 including arrears of rent (\$2,449.16) and costs (\$186.00) up to March 31, 2026.
3. The Tenant acknowledges that the lawful monthly rent is due on or before the 1st day of each month.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,635.16 which represents the arrears of rent (\$2,449.16) and costs (\$186.00) outstanding for the period ending March 31, 2026.

2. The Landlord's application for eviction of the Tenant is denied on the condition that, on or before March 11, 2026, the Tenant shall pay \$2,635.16 to the Landlord in respect of the monies owing under paragraph 1 of this order.
3. If the Tenant fails to make the payment in accordance with paragraph 2, and by the date required, then:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 18, 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.