



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

**File Number:** LTB-L-108149-25

**In the matter of:** 203, 1005 PEMBRIDGE CRES  
KINGSTON ON K7P1Y2

**Between:** Osgoode Properties Landlord

**And**

Kya Munroe Tenants  
Jack Boka

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Kya Munroe and Jack Boka (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 12, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Anne Skelly, and the Tenant, Jack Boka for the Tenants, were present. The Tenant did not meet with Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

**The parties agreed that:**

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on February 2, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The net amount owing by the Tenants is \$360.00. This amount includes the rent owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of February 2, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$360.00. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 12, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 13, 2026 at 4.00% annually on the balance outstanding.

**March 20, 2026**  
**Date Issued**

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Nancy Fahlgren  
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.