



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103422-25

In the matter of: 114 MAIN ST E
SMITHS FALLS ON K7A1B2

Between: Kate Moody Landlords
Christopher Hutchinson

And

Amanda Bennett Tenant

Kate Moody and Christopher Hutchinson (the 'Landlords') applied for an order to terminate the tenancy and evict Amanda Bennett (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant and because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The parties attended a hearing on March 10, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlords Kate Moody and Christopher Hutchinson and the Tenant Amanda Bennett, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant has already paid to the Landlords the application filing fee.
2. There are no outstanding arrears on the gas utility as of the date of the hearing which includes the billing for March 2026.
3. The Tenant agrees to receive Notice of Entry by way of email: amandabennett613@gmail.com

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant continues if, for a period of 12 consecutive months starting on the date of the hearing, the Tenant meets the conditions set out below.
2. If the Landlords chooses to list the property for sale and upon receipt of a valid notice of entry, the Tenant or other occupant will not interfere with the sales process or make any comment or interact with any prospective buyers or agents.

3. The Tenant shall pay to the Landlords the monthly gas utility bill in full on or before the 20th day of the month in which it becomes due and payable.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 or 3 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 23, 2026
Date Issued

Diego Fernandez-Stoll
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.