



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-039112-25

In the matter of: Upper, 19 BAKER CRES
BARRIE ON L4M3J4

Between: Alexander Albrando Landlords
Aileen Peralta

And

William (Bill) West Former Tenants
Catherine West
Tina Lori West

Alexander Albrando and Aileen Peralta (the 'Landlord's) applied for an order requiring William (Bill) West, Catherine West and Tina Lori West (the 'Former Tenant's) to pay the rent and daily compensation that the Former Tenant owes.

Alexander Albrando and Aileen Peralta (the 'Landlord's) applied for an order requiring William (Bill) West, Catherine West and Tina Lori West (the 'Former Tenant's) to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Alexander Albrando and Aileen Peralta (the 'Landlord's) applied for an order requiring William (Bill) West, Catherine West and Tina Lori West (the 'Former Tenant's) to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on March 20, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative Brooke Andrea Stewart, and the Tenant Catherine West participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent. Catherine West was able to consent on behalf of all Tenants.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Former Tenants vacated the rental unit on May 6, 2025.
2. The lawful rent was \$2,500.00. It was due on the first day of each month. The rent arrears, Cost of application, Utilities and cost of damage to the Unit's floor are \$21,744.61.
3. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
4. The Landlords collected a rent deposit of \$3,000.00 from the Former Tenants .This amount has been deducted from the total amount owing by the Former Tenants.
5. The Tenants are not required to pay interest on the ordered amount unless there is a breach in payment, in which case the balance becomes due and payable immediately and simple interest will be calculated (Courts of Justice Act) on any balance outstanding

It is ordered on consent that:

1. The Former Tenants shall pay to the Landlords \$21,744.61, which represents rental arrears owing up until May 6, 2025, the outstanding utility charges, compensation for damages to the rental floors and cost of the application.
2. The Former Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before the 28th day of each month starting March 28, 2026, through to and including September 28, 2029; and
 - b) a final payment of \$244.61 on or before October 28, 2029.
3. If Former Tenants failed to make any of the required payments in full by the deadline, the balance becomes due and payable immediately and simple Interest will be calculated in accordance with the Courts of Justice Act on any balance outstanding commencing the date of this order.

March 30, 2026
Date Issued

Monique Browne
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.