



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-006668-26

In the matter of: 405, 27 JOHN ST S
MISSISSAUGA ON L5H2E5

Between: WMR Hewson - John Street Apartments Landlord

And

Kristen Black Tenant
Paul Mearns

WMR Hewson - John Street Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Kristen Black and Paul Mearns (the 'Tenant') because:

- the Tenants, another occupant of the rental unit or someone the Tenantss permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenantx permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

WMR Hewson - John Street Apartments (the 'Landlord') applied for an order requiring Kristen Black and Paul Mearns (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was to be heard by videoconference on March 25, 2026. The Landlord's agent, Elizabeth Murcott, the Tenants, Kristen Black, and Paul Mearns, and the Tenants' support person, Marshall Black attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. 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, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord \$1,086.00, which represents the reasonable cost of \$900.00 for replacing the damaged property and \$186.00 for the cost of filing the application as follows:
 - a. \$543.00 on or before March 31, 2026; and
 - b. \$543.00 on or before April 30, 2026.
3. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any damages and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after this order was issued.

March 26, 2026
Date Issued

John Russett
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.