



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

File Number: LTB-L-109202-25

In the matter of: 1, 633 WILSON ST
HAMILTON ON L8L1V2

Between: Sean Bellm Landlord

And

Jessica Kennedy Tenant
Anthony Doucet

Sean Bellm (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Kennedy and Anthony Doucet (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

This application was heard by videoconference on March 25, 2026. The Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of June 30, 2026.
2. The rent arrears owing to March 31, 2026, are \$6,600.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The current lawful rent is \$ 1,900.00. It is due on the 1st day of each month.
5. Based on the monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12 months, divided by 365 days.

6. The Landlord collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlord. This may be applied to the last month of the tenancy.
7. Interest on the rent deposit, in the amount of \$28.26 is owing to the Tenant for the period from October 1, 2025, to March 25, 2026. This amount may be deducted from the arrears owing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before June 30, 2026.
2. The Tenant shall pay to the Landlord \$ 6,732.74, which represents the arrears of rent (\$6,600.00) plus the filing fee (\$186.00) less the key deposit deposit (\$25.00) less the interest owed on the deposit (\$28.26) for the period ending March 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order as follows:
 - a) \$1,000.00 on or before April 20, 2026 (arrears); AND
 - b) \$1,000.00 on or before May 20, 2026 (arrears); AND
 - c) \$1,900.00 on or before June 1, 2026 (arrears).
4. In addition to the payments noted in paragraph 3 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before April 1, 2026 and May 1, 2026.
5. The last month's rent deposit being held by the Landlord shall be applied to the last month of the tenancy, which by way of this order is June 2026.
6. If the Tenant fails to make any one of the payments in accordance with paragraphs 3 and/or 4 of this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after March 31, 2026.
7. The Tenant shall continue to pay to the Landlord the amount set out in paragraph 2 of this order as follows:
 - d) \$962.00 on or before July 20, 2026 (arrears); AND
 - e) \$962.00 on or before August 20, 2026 (arrears); AND
 - f) \$908.74 on or before September 20, 2026 (arrears plus filing fee).
8. If the Tenant defaults on any of the payments noted in paragraph 7 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest

from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

9. If the unit has not vacated the rental unit on or before June 30, 2026, then the Tenant shall pay the Landlord compensation of \$62.47 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
10. If the unit is not vacated on or before June 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.

March 30, 2026
Date Issued

Sonja Richter

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.

In accordance with section 81 of the Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on November 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.