



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

File Number: LTB-L-005379-26

In the matter of: 317, 2395 Princess Street
Kingston ON K7M3G1

Between: Braebury Properties Co. Landlord

And

April Paz Tenant

Braebury Properties Co. (the 'Landlord') applied for an order to terminate the tenancy and evict April Paz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 24, 2026. The Landlord's agent, Alex Splinter and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing. Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,150.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$70.68. This amount is calculated as follows: \$2,150.00 x 12 months, divided by 365 days.
5. The rent arrears owing to March 31, 2026 are \$1,849.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,150.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. This deposit will apply as rent for the period starting from April 1, 2026 to April 30, 2026.

8. Interest on the rent deposit in the amount of \$60.91 is owing to the Tenant for the period from January 28, 2025 to March 31, 2026. This amount will be deducted from the amount of arrears.
9. The Landlord waives the amount of \$1,017.50 from the total amount of arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective April 30, 2026. The Tenant must move out of the rental unit on or before April 30, 2026.
2. The Landlord shall apply the last month rent deposit for the period starting from April 1, 2026 to April 30, 2026.
3. If the unit is not vacated on or before April 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.
4. 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.
5. If the Tenant does not vacate the rental unit on or before April 30, 2026, the Tenant shall pay to the Landlord \$70.68 per day for compensation for the use of the unit starting May 1, 2026 to the date the Tenant moves out of the unit.
6. The Tenant shall pay to the Landlord \$956.59 which represents arrears of rent for the period ending March 31, 2026 (\$1,849.00) less the amount the Landlord waives (\$1,017.50) less the interest on the last month rent deposit (\$60.91) plus the application filing fee (\$186.00).
7. The Tenant shall pay to the Landlord the amount set out in paragraph 6 of this order on or before April 30, 2026.
8. If the Tenant fails to make the payment in accordance with paragraphs 6 and 7 of this order, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Floredana Ungureanu
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 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.