



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

File Number: LTB-L-107287-25

In the matter of: 411, 273 VINE ST
ST CATHARINES ON L2M7P7

Between: Q RES V OPERATING LP Landlord

And

STAR HUNEULT Tenants
PATRICK DIMOPOULOS

Q RES V OPERATING LP (the 'Landlord') applied for an order to terminate the tenancy and evict STAR HUNEULT and PATRICK DIMOPOULOS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on March 16, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Sabrina Marchionne, the Landlord and the Tenant, Star Huneault on behalf of both Tenants were present.

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.

The parties agreed that:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on March 9, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,735.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to March 9, 2026, are \$6,698.36.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,735.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$34.24 is owing to the Tenants for the period from April 1, 2025, to March 9, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 9, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$5,115.12. This amount includes rent arrears owing to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 24, 2026, at 4.00% annually on the outstanding balance.

April 13, 2026
Date Issued

Roxanne Theriault
Hearings Officer, Landlord and Tenants 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$6,698.36
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,735.00
Less the amount of the interest on the last month's rent deposit	- \$34.24
Total amount owing to the Landlord	\$5,115.12