



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

**File Number:** LTB-L-006354-26

**In the matter of:** 1478 ORCHARD AVE  
OTTAWA ON K1H7C7

**Between:** Peter Cole Landlord  
Beau Denault

**And**

Kevin Leduc Tenant  
Sandra Wallace

Peter Cole and Beau Denault (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Leduc and Sandra Wallace (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on March 31, 2026. The following parties participated in the mediation: The Landlord and the Tenant.

The parties consented to the following order. I was satisfied that 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 April 30, 2026.
2. The application is amended to remove Owen Leduc and Mischa Leduc as Tenants.
3. The lawful rent is \$3,900.00. It is due on the day 1<sup>st</sup> of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$128.22. This amount is calculated as follows: \$3,900.00 x 12, divided by 365 days.
5. The rent arrears owing to March 31, 2026 are \$23,400.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

**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 April 30, 2026.
2. The Tenant shall pay to the Landlord \$27,486.00, which represents the arrears of rent (\$23,400.00), plus the filing fee (\$186.00) for the period ending April 30, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in full on or before April 30, 2026.
4. The Tenant shall also pay the Landlord compensation of \$128.22 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, 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.
6. 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.
7. 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.

**April 14, 2026**  
**Date Issued**

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Rolland Roopchand  
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 October 30, 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.