



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-009739-26

In the matter of: 1, 15A ALLEN AVE
KIRKLAND LAKE ON P2N2B7

Between: Willy Harder Landlord

And

Katrina Fillion Laflair Tenant
Les Laflair

Willy Harder (the 'Landlord') applied for an order to terminate the tenancy and evict Katrina Fillion Laflair and Les Laflair (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on April 8, 2026. The Landlord's representative, Daria Berezowska, and the Tenant, Katrina Fillion Laflair representing Les Laflair 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.

This amended order is issued to correct clerical errors in the original order issued on April 10, 2026.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,400.00. It is due on the 1st day of each month.
3. The Tenants have not made any payments since the application was filed.
4. The rent arrears owing to April 30, 2026 are \$8,400.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

- ~~1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.~~
- 2. The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - ~~• \$8,586.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.~~
- ~~3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.~~
- 4. If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 30, 2026.**
- ~~5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$6,138.94. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.~~
- ~~6. The Tenants shall also pay the Landlord compensation of \$46.03 per day for the use of the unit starting April 9, 2026 until the date the Tenants move out of the unit.~~
- ~~7. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.~~
- ~~8. 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.~~
- ~~9. 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.~~
- 1. The Tenants shall pay to Landlord \$8,586.00 for arrears of rent to April 30, 2026, which includes the application filing fee of \$186.00.**
- 2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:**
 - a. \$2,000.00 on or before April 17, 2026;**

- b. \$600.00 on or before the fifteenth (15) day of each month starting May 15, 2026, for a period of ten (10) consecutive months until February 15, 2027; and
 - c. The balance outstanding of \$586.00 on or March 15, 2027.
- 3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to March 1, 2027 or until the arrears are paid in full, whichever date is earliest.
- 4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Landlord and Tenant Board within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants to pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 10, 2026

Date Issued

April 10, 2026

Date Amended

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.