



Order under Section 69 Residential Tenancies Act, 2006

Citation: Hazelview Property Services Inc. v Huenemoeder, 2026 ONLTB 30252

Date: 2026-04-17

File Number: LTB-L-009989-26

In the matter of: 502, 37 Vanier Dr.
Kitchener, ON N2C 2P6

Between: Hazelview Property Services Inc.

Landlord

And

James Huenemoeder

Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict James Huenemoeder (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 9, 2026.

The Landlord's Legal Representative, Sean Beard, and the Tenant attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms. I was satisfied that the Tenant understood the consequence of agreeing to terminate the tenancy.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 9, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,307.66. This amount includes rent arrears owing up to the date the Tenant 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 Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 29, 2026, at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

Greg Brocanier
Member, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated:

Rent Owing to Move Out Date	\$5,939.12
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,807.17
Less the amount of the interest on the last month's rent deposit	- \$10.29
Total amount owing to the Landlord	\$4,307.66