



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007301-26

In the matter of: Basement Unit, 22 DIANE CRT
BRAMPTON ON L6Y3E3

Between: Blanch McIntosh
Brian McIntosh Landlord

And

Kerry-Ann Walters-Williams Tenant
Delroy Clyde Williams

Blanch McIntosh and Brian McIntosh (the 'Landlord') applied for an order to terminate the tenancy and evict Kerry-Ann Walters-Williams and Delroy Clyde Williams (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was to be heard by videoconference on April 8, 2026. The Landlords, Blanch McIntosh, and Brian McIntosh, and the Tenants, Kerry-Ann Walters-Williams, and Delroy Clyde Williams attended the hearing. The Tenants 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.

The parties agree that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on February 28, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
3. The lawful rent is \$2,288.39. It was due on the 1st day of each month.
4. The Tenants have paid \$4,500.00 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$9,807.11.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlords collected a rent deposit of \$2,100.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$265.03 is owing to the Tenants for the period from May 6, 2019, to February 28, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of February 28, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$7,628.08. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The payment of \$4,500.00, the rent deposit and interest the Landlords owe payment on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$1,500.00 on or before the first (1) day of each month starting May 1, 2026, for a period five (5) consecutive months until September 1, 2026; and
 - b. The balance outstanding of \$204.72 on or before October 1, 2026.
4. If the Tenants fail to make any of the payments indicated in paragraph 3 of this order in full and on time, the outstanding balance to be paid by the Tenants to the Landlords pursuant to paragraph 2 of this order, together with simple interest, calculated from the day after default, at 4.00% annually on the balance outstanding, shall become immediately due and payable.

April 13, 2026

Date Issued

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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$14,307.11
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,500.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$265.03
Total amount owing to the Landlord	\$7,628.08