



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

File Number: LTB-L-000113-26

In the matter of: 13, 18 OAK ST
LANCASTER ON K0C1N0

Between: Kevin Stadelmann Landlord

And

John Inso Tenant
Rose Lauriault

Kevin Stadelmann (the 'Landlord') applied for an order to terminate the tenancy and evict John Inso and Rose Lauriault (the 'Tenant' because the Tenant substantially interfered with the reasonable enjoyment of another tenant or a lawful right, privilege or interest of the Landlord and because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on April 9, 2026. The Landlord's representative, Marie Beaupre, the Tenants' representative and the Tenant, Rose Lauriault 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.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 13, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$1,600.00. It was due on the 1st day of each month.
4. The Tenant has paid \$73.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 13, 2026, are \$7,010.80.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$29.37 is owing to the Tenant for the period from March 1, 2025, to January 13, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 13, 2026, the date the Tenant moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$5,567.43. 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 rent deposit, interest the Landlord owes on the rent deposit and the \$73.00 is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a. \$463.95 on or before the first (1) day of each month starting May 1, 2026, for a period eleven (11) consecutive months until March 1, 2027; and
 - b. The balance outstanding of \$463.98 on or before April 1, 2027.
4. If the Tenants fail to make any of the payments indicated in paragraph 2 of this order in full and on time, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 3 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 14, 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	\$7,083.80
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$73.00
Less the amount of the last month's rent deposit	- \$1,600.00
Less the amount of the interest on the last month's rent deposit	- \$29.37
Total amount owing to the Landlord	\$5,567.43