



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-091699-25-SA-RV

In the matter of: 1, 41 COMPTON ST
KINGSTON ON K7K5V4

Between: Kingston & Frontenac Housing Corporation Landlord

And

Chantele Goudreau Tenants
Tyler Godkin

Review Order

Kingston & Frontenac Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Chantele Goudreau and Tyler Godkin (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on July 28, 2025 with respect to application LTB-L-037701-25.

The Landlord's application was resolved by order LTB-L-091699-25, issued on November 10, 2025. This order was issued without a hearing being held.

On December 10, 2025, the Tenants filed a request to extend the time to file a Motion.

On December 11, 2025, the Tenants request to extend time was denied by way of Member Direction.

On December 18, 2025, the Tenants requested a review of that decision and that the order be stayed.

On December 18, 2025, order LTB-L-091699-25 issued on November 10, 2025 was enforced.

On January 7, 2026 interim order LTB-L-091699-25-RV-IN was issued directing the request to a hearing and requiring the Landlord to not re-rent the unit and keep and safeguard the Tenant's personal property until the review is resolved.

This request was heard by videoconference on April 13, 2026.

The Landlord's Legal Representative, N. Diak, the Landlord's Agent, P. Price, the Tenants' Legal Representative, W. Florence, and one of the Tenants, Chantele Goudreau (CG), attended the hearing. N. Thompson supported CG during the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The request to review order LTB-L-091699-25 issued on November 10, 2025 is granted.
2. The Tenant's request to extend time to file a Motion to Set-Aside is granted.
3. The motion to set aside Order LTB-L-091699-25, issued on November 10, 2025, is granted.
4. The Tenants shall pay to the Landlord \$15,327.60 for arrears of rent up to April 30, 2026 and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$500.00 on or before May 1, 2026;
 - \$5,330.48 on or before May 31, 2026;
 - \$500.00 on or before the 1st day of each month for the period of June 1, 2026 to November 30, 2027; and
 - \$497.12 on or before December 1, 2027.
6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period of May 1, 2026 to December 31, 2027 or until the arrears are paid in full, whichever date is earliest.
7. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.
8. The Landlord shall return possession of the rental unit to the Tenants on April 21, 2026 regardless of order LTB-L-099319-25 issued on December 1, 2025 also being enforced.

April 17, 2026
Date Issued

Lisa Del Vecchio
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.