



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010253-26

In the matter of: TH-18, 1011 SIMCOE ST N
OSHAWA ON L1G4W3

Between: KPM Simcoe Inc Landlord

And

Lisa Bates Tenant

KPM Simcoe Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Bates (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 14, 2026.

The Landlord's Employee, Christina Destito attended the hearing.

The Tenant attended the hearing and declined to speak to Tenant Duty Counsel prior to the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Amending the Application:

1. On consent of the parties the application is amended as follows:

- Remove Jenny Stanley as a Tenant as she is deceased.
- Remove Micheal Hart as a Tenant as he is deceased.
- Remove Josephine Powers as a Tenant.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,142.04 for arrears and the filing fee up to April 30, 2026.
2. The Tenant shall pay to the Landlord the full amount on or before April 20, 2026.
3. If the Tenant fails to make the payment in accordance with this order, the outstanding balance shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that

the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 21, 2026
Date Issued

Trish Carson
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.