



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109174-25

In the matter of: 250 CASTLEFRANK RD
KANATA ON K2L1T5

Between: Ken Hartlin Landlord

And

Wes McCallum Tenants
Natasha McCallum

Ken Hartlin (the 'Landlord') applied for an order to terminate the tenancy and evict Wes McCallum and Natasha McCallum (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on April 15, 2026.

The Landlord and the Tenant Wes McCallum engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts

1. There are no outstanding gas or water utility bills on the day of the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants must maintain their utility bills (gas and water) in good standing, without past due amounts owing, for a period of 12 months, starting April 15, 2026.

3. If the Tenants fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before April 25, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 26, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026

Date Issued

Isabelle Bouvier

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.