



**Order under Section 57 and Sections 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Numbers: LTB-T-073624-25
LTB-L-092068-25

In the matter of: Main House Unit, 48 CLARENCE ST
Cambridge ON N3C1K9

Between: Krystal Richards, also known as Krystal Dugas, Tenants
Pernell Richards

And

Pet Myers Landlord

Krystal Richards, also known as Krystal Dugas, and Pernell Richards (the 'Tenants') applied for an order determining that Pet Myers (the 'Landlord') gave a notice of termination in bad faith. (LTB-T-073624-25)

The application was scheduled to be heard on April 16, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Tenants, the Landlord and the Landlord's representative, Janet van Oordt, were present. The Tenants did not meet with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application as well as the following related Landlord application, which was filed with the Landlord and Tenant Board, but not yet scheduled for a hearing:

The Landlord's application for an order requiring the Tenants to pay:

- i. the rent and daily compensation that the Tenants owe;
- ii. the Landlord's reasonable out-of-pocket costs that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement; and
- iii. the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex. (LTB-L-092068-25)

The parties requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

- The applications are amended to correct the names of the Tenants and the Landlord, and this Order reflects the corrections.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenants is \$6,000.00. This amount represents a full and final settlement of all issues raised in the applications filed.
2. The Landlord shall pay the Tenants the full amount owing as follows:
 - a) \$2,000.00 on or before May 1, 2026;
 - b) \$1,000.00 on or before the 1st day of each month for the four (4) month period starting June 1, 2026 to September 1, 2026.
3. If the Landlord fails to make any payment required by paragraph 2 of this Order, the outstanding balance payable under paragraph 1 of this Order, after credit for any payments made, shall become immediately due and payable as of the day following the default. Interest shall accrue on the outstanding balance at a rate of 4.00% per year, calculated as simple interest commencing on the day following the breach.

April 21, 2026
Date Issued

Nancy Fahlgren
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.