



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

File Number: LTB-L-090128-25-RV

In the matter of: 6, 32 LAKESIDE DR
GRIMSBY ON L3M 2L2

Between: Patrick Gabriel Landlord

and

Catharine Lisa Sproston Tenant

Patrick Gabriel (the 'Landlord') applied for an order to terminate the tenancy and evict Catharine Lisa Sproston (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-090128-25 issued on January 15, 2026.

On March 4, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. On March 5, 2026 interim order LTB-L-090128-25-RV-IN was issued, staying the order issued on January 15, 2026.

This review request was scheduled to be heard by videoconference on April 20, 2026.

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application prior to the mediation.

As a result of the mediation, the parties requested an order on consent to resolve the application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Tenant vacated the rental unit on October 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
- 2) The rent was \$985.00 at the time of the termination. It was due on the 1st day of each month.
- 3) The rent arrears owing to October 31, 2025 are \$985.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) Both the Landlord and the Tenant incurred costs related to enforcement/staying enforcement of the original order. It's agreed that the Tenant will pay the Landlord \$100.00 which encompasses all costs for both parties.
- 6) There is no last month's rent deposit.

It is ordered on consent of the parties that:

1. The request to review LTB-L-090128-25 filed on March 4, 2026 is granted.
2. Order LTB-L-090128-25 issued on January 15, 2026 is cancelled and replaced by this order.
3. The tenancy between the Landlord and the Tenant is terminated as of October 31, 2025, the date the Tenant moved out of the rental unit.
4. The Tenant shall pay to the Landlord \$1,271.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit, the cost of filing the application, and costs related to enforcement/staying of enforcement. See Schedule 1 for the calculation of the amount owing.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 1, 2026	\$250.00
June 1, 2026	\$250.00
July 1, 2026	\$250.00
August 1, 2026	\$250.00
September 1, 2026	\$271.00

6. Should the Tenant fail to make any of the payments as listed in paragraph 5 of this order, in full and on time while any amounts are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlord has the right to collect the balance outstanding under this Order on Consent.

7. This order on consent is in full and final settlement of this application.

April 23, 2026

Date Issued

Denise Hannivan

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 of October 31, 2026	\$985.00
Application Filing Fee	\$186.00
Total costs related to enforcement/staying of enforcement	\$100.00
Total amount owing to the Landlord	\$1,271.00