



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-022342-26-SA

In the matter of: G58, 1733 BATH RD
KINGSTON ON K7M4Y1

Between: Kenlar Investments Inc. Landlord

And

Kyle Leader
Brian Leader Tenants

Kenlar Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Leader and Brian Leader (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on July 22, 2025 with respect to application LTB-L-034624-25.

The Landlord's application was resolved by order LTB-L-022342-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022342-26.

This motion was heard by videoconference on April 20, 2026.

The Landlord's legal representative James Moak and the Tenant Kyle Leader attended the hearing.

The Parties Agree:

1. The Landlord collected a rent deposit from the Tenant and this deposit is still being held. The parties agree the rent deposit will be applied to rent for the month of May 2026.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-022342-26, issued on March 16, 2026, is granted.
2. Order LTB-L-022342-26, issued on March 16, 2026, is set aside and cannot be enforced.
3. The previous order issued on July 22, 2025, with respect to LTB-L-034624-25 is amended as follows:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.
4. The Tenant owes arrears of rent and costs up to April 30, 2026, in the amount of \$5,780.30.
5. Commencing on June 20, 2026, and on the 20th day of each month thereafter the Tenants shall pay to the Landlord \$300.00 until the arrears are paid.
6. If the Tenants make the payments as required by paragraph 5 above, the Landlord waives entitlement to interest.
7. If the Tenant does not make the payments as required by paragraph 5 above, the Tenant will start to owe interest. This will be simple interest calculated from the day after default, at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Kyle McGraw
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.