



**Amended Order under Section 69
Residential Tenancies Act, 2006 and
Section 21.1 Statutory Powers Procedures Act**

File Number: LTB-L-002523-26-AM2

In the matter of: 111, 10 OVERLEA DR
KITCHENER ON N2M5B8

Between: 10 Overlea Drive (Kitchener) Limited Landlord

And

Patricia Hamdorf Tenant

10 Overlea Drive (Kitchener) Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Hamdorf (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026.

The Landlord's agent, Colleen Visser, the Landlord's legal representative, Faith McGregor, and the Tenant attended the hearing.

The parties before the Board consented to the following order. I was satisfied the Tenant understood the consequence of agreeing to terminate the tenancy. As the parties agreed to terminate the tenancy pursuant to s.37 (3) of this Act, this order endorses that agreement. As such, there is no opportunity for the tenant to void the termination agreed to by paying the outstanding arrears.

This order is clerically amended to accurately reflect the amounts agreed upon by the parties. Changes are bolded and underlined for ease of reference.

A second amendment clarifies the total amount owing under the order.

Agreed Upon Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent will increase to \$2,195.09 on April 1, 2026. It is due on the 1st day of each month.

3. Based on the Monthly rent, the daily rent/compensation is \$72.17. This amount is calculated as follows: \$2,195.09 x 12, divided by 365 days.
4. The Tenant has paid \$221.58 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026 are **\$10,269.00.**
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,053.80 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$9.93 is owing to the Tenant for the period from January 1, 2026 to March 25, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.
2. **The Tenant shall pay the Landlord \$8,391.27. This amount includes rent arrears owing to March 31, 2026 and the cost of filing the application, minus the rent deposit and interest owing on the rent deposit.**
3. The Tenant shall also pay the Landlord compensation of \$72.17 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 1, 2026.

March 31, 2026

Date Issued

April 14, 2026

Date Amended

April 28, 2026

Date 2nd Amended

Dawn Carr

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To March 31, 2026	\$10,269.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,053.80
Less the amount of the interest on the last month's rent deposit	- \$9.93
Total amount owing to the Landlord	\$8,391.27