



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013305-26

In the matter of: 6, 86 RIVERSIDE DR
SUDBURY ON P3E1G8

Between: Legion Properties Inc. Landlord

And

Kevin Tremblay Tenants
Natalie Tremblay

Legion Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Tremblay and Natalie Tremblay (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard by video conference on April 23, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Ashley Cassidy, and the Tenants were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The Tenants vacated the rental unit on March 6, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
- b) The lawful rent is \$1,850.00. It was due on the 1st day of each month.
- c) The rent arrears owing to March 6, 2026, are \$8,464.92.
- d) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- e) The Landlord collected a rent deposit of \$1,850.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
- f) Interest on the rent deposit, in the amount of \$45.77 is owing to the Tenant for the period from February 18, 2025 to March 6, 2026.

On consent, it is ordered that:

- 1. The tenancy between the Landlord and the Tenants is terminated as of March 6, 2026, the date the Tenants moved out of the rental unit.
- 2. The Tenants shall pay to the Landlord **\$6,755.15**. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
- 3. The Tenants shall pay the Landlord the full amount owing as set out in this order as follows:
 - a) \$1,000.00 on or before the 10th day of each month starting May 10, 2026, through to and including October 10, 2026; and
 - b) a final payment of \$755.15 on or before November 10, 2026.
- 4. If the Tenants fail to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraphs 2 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

April 29, 2026
Date Issued

Sarah Visnovec
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	\$8,464.92
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,850.00
Less the amount of the interest on the last month's rent deposit	- \$45.77
Total amount owing to the Landlord	\$6,755.15