



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-104389-25

In the matter of: 5 WINDSOR ST
KINGSTON ON K7M4K4

Between: Eva Andre-Fenton Landlord

And

Karen Beatson Tenant

Eva Andre-Fenton (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Beatson (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard on April 21, 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 Landlord, the Landlord's representative, Shasta Pearson, the Tenant, and the Tenant's representative, Lauren Thompson, were present.

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

The parties agreed that:

- The tenancy shall terminate as of August 31, 2026, with enforcement provisions.
- The Landlord shall accept a minimum of five (5) days' prior written notice from the Tenant if the Tenant elects to terminate the tenancy earlier than August 31, 2026. Provided the Tenant vacates the rental unit on or before the date specified in such notice, the tenancy shall terminate on that earlier date.
- The Landlord collected a rent deposit of \$1,487.00 from the Tenant.
- There is no interest owing on the rent deposit.
- The Landlord shall waive the full amount of rent payable by the Tenant for the period from May 1, 2026 to August 31, 2026. Despite Order LTB-L-078667-24, dated March 6, 2025, the Tenant shall not be required to pay the Landlord the rent payable for the period from May 1, 2026 to August 31, 2026. Accordingly, the Landlord shall refund to the Tenant the rent deposit held in the amount of \$1,487.00 on August 31, 2026, upon return of the unit keys, or earlier upon return of the unit keys, should the tenancy be terminated earlier in accordance with above agreed terms.

- The Tenant was paid compensation equal to one month's rent as required by the *Residential Tenancies Act, 2006* (the 'RTA') by waiving one month's rent (\$1,487.00) from the arrears owing pursuant to Order LTB-L-078667-24, dated March 6, 2025.
- The balance of rent arrears and costs owing by the Tenant to the Landlord as of the date of the hearing, pursuant to Order LTB-L-078667-24, dated March 6, 2025 is \$4,518.56.
- The Tenant will leave the rental unit in a clean, broom-swept condition, without any damage.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
2. Despite Order LTB-L-078667-24, dated March 6, 2025, the Tenant shall not be required to pay the Landlord rent for the period from May 1, 2026 to August 31, 2026.
3. The Landlord shall pay the Tenant the sum of \$1,487.00, representing a refund of the rent deposit collected and held.
4. The Landlord shall pay the Tenant the full amount owing as set out in paragraph 3 above on August 31, 2026 upon return of the unit keys, or earlier upon return of the unit keys, should the tenancy be terminated earlier in accordance with the above agreed terms.
5. If the Landlord fails to make the payment in accordance with paragraph 4, the full balance owing becomes immediately due and payable, and the Landlord shall owe simple interest calculated at 4.0% annually, commencing on the date of the missed payment.
6. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 September 1, 2026.

May 1, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on March 1, 2027 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.