



**Order under Section 69 / 89 / 30
Residential Tenancies Act, 2006**

File Number: LTB-L-071601-25 and LTB-T-073949-24

In the matter of: 1, 2902 ST CLAIR AVE E
EAST YORK ON M4B1N7

Between: 1861040 Ontario Inc. Landlord

And

Victoria Kennedy Tenant

1861040 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Victoria Kennedy (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises (L2 Application)

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex (L2 Application).

Victoria Kennedy (the 'Tenant') applied for an order determining that 1861040 Ontario Inc (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 Application).

This application was heard by videoconference on December 3, 2025, and April 28, 2026.

The Landlord's Agents', Sindy S Karu and Praz Patkunarajah, and the Tenant attended the hearing December 3, 2025.

The Landlord's Representative, Eric Steiman, the Landlord's Agents', Sindy S Karu and Praz Patkunarajah, and the Tenant attended the hearing April 28, 2026.

The parties came before me and requested to resolve both the Landlord's and the Tenant's applications with the following consent.

Agreed Facts:

1. The parties agree that while the Landlord will be scheduling showings of the rental unit, the Tenant will co-operate with the Landlord's agents during the process.
2. The parties agreed that the Tenant would withdraw the Tenant's T2 application, LTB-T-056939-25. However, the file was closed at the Adjudicative Case Conference (ACC) on March 20, 2026, as a result of the Tenant not attending the ACC.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, effective July 31, 2026.
2. The Landlord shall waive the monthly rent for the months of May, June, and July 2026.
3. On or before July 31, 2026, and after the Tenant provides the keys and vacant possession to the Landlord, the Landlord shall return the Last Month Deposit in the amount of \$1,400.00, to the Tenant.
4. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 August 1, 2026.
6. This order is on consent and does not indicate any wrongdoing on behalf of the parties.
7. This order resolves all issues with the tenancy between the Landlord and the Tenant to the date of the hearing.
8. This resolves all matters with respect to the Landlord's application LTB-L-071601-25 and Tenant's application LTB-T-073949-24. As a result, both applications shall be closed by the Board.
9. LTB-T-056939-25 is closed.

May 4, 2026
Date Issued

Colette Myers
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.