



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

File Number: LTB-L-015592-26

LTB-L-026081-26

In the matter of: 1263 GYATT CRES
OSHAWA ON L1K0M2

Between: Lisa Forsyth Landlord
Iain Forsyth

And

Jessica Poon Tenant

Lisa Forsyth and Iain Forsyth (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Poon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes on a persistently late basis.

The parties have agreed to include the terms of consent herein, resolving an L1 application before the Board and scheduled for June 11, 2026. (LTB-L-026081-26).

This application was heard by videoconference on May 5, 2026.

The Landlords representative Ms. Poon and the Tenants and Landlord attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the date the Tenants moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,760.45. This amount includes rent arrears owing up to the date the Tenant 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 has been previously applied.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from JUNE 1, 2026 at 4.00% annually on the balance outstanding.

May 6, 2026

Date Issued

Suzy Franklyn

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.

