



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017518-26

In the matter of: basement level, 24 MANOR RD
ST CATHARINES ON L2N3B5

Between: Melissa Pryce
Randy Pierre Landlord

And

Todd Dilts Tenant

Melissa Pryce and Randy Pierre (the 'Landlord') applied for an order to terminate the tenancy and evict Todd Dilts (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 5, 2026. The Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Sonja Richter, a Dispute Resolution and Hearings Officer with the LTB.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
2. The lawful rent is \$1,800.00, due on the first day of each month.
3. The rent arrears owing for the period ending March 31, 2026, are \$1,800.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,800.00 that is still being held by the Landlord. The last month's deposit was applied to the last month of the tenancy, which was March 2026.
6. Interest on the rent deposit, in the amount of \$69.75 is owing to the Tenant for the period from August 1, 2024 to February 28, 2026. This amount may be deducted from the arrears owing.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$1,916.30, which represents the arrears of rent (\$1,800.00) plus the filing fee (\$186.00) less the interest owing to the Tenant (\$69.75) for the period ending March 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order in full on or before June 30, 2026.
4. If the Tenant defaults on the payment as noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').

May 14, 2026
Date Issued

Sonja Richter

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.