



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

File Number: LTB-L-009677-26

In the matter of: 908, 528 LANCASTER ST W
KITCHENER ON N2K0H7

Between: 528 Lancaster St W Inc. c/o Corley Developments Landlord

And

Aaron Benson Tenant

528 Lancaster St W Inc. c/o Corley Developments (the 'Landlord') applied for an order to terminate the tenancy and evict Aaron Benson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on May 6, 2026. The Landlord's Representative Daniel Abraham and the Tenant Aaron Benson engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,970.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$64.77. This amount is calculated as follows: \$1,970.00 x 12, divided by 365 days.
4. The rent arrears owing to May 31, 2026, are \$3,155.00.
5. The Landlord is waiving the application filing fee of \$186.00.
6. The Landlord collected a rent deposit of \$1,895.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Any interest owed to the Tenant for the rent deposit shall be applied to the arrears.

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 June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 July 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$64.77 per day for the use of the unit starting July 1, 2026, to the date the Tenant moves out of the unit.
5. The Tenant shall pay the Landlord \$3,155.00 on or before May 31, 2026.
6. 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 7, 2026
Date Issued

Isabelle Bouvier
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 January 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.