



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013783-26

In the matter of: 2, 25 SOUTH EDGEWARE RD
ST THOMAS ON N5P2H1

Between: Karolina Divert Landlord

And

Kourtney Loewen Tenant

Karolina Divert (the 'Landlord') applied for an order to terminate the tenancy and evict Kourtney Loewen (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on April 30, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Ted Smith, the Landlord, and the Tenant, were present.

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

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord new lawful rent on time and in full as it comes due and owing for the twelve (24) consecutive months, commencing June 1, 2026, up to and including rent for May 1, 2028.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before September 1, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before September 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 2, 2026 at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Michelle Forrester
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.