



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-079828-24

In the matter of: 3, 108 Bridge Street
Picton ON K0K 2T0

Between: 2441616 Ontario Inc Landlord

And

Amanda Sanford Tenant

2441616 Ontario Inc (the 'Landlord') applied for an order requiring Amanda Sanford (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

The Landlord's Legal Representative, Reginald Bent, The Landlord's agent, the Tenant, and the Tenant's legal representative, Peter Hackenbeck attended the mediation.

The parties reached consent and mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed that:

- The parties reached consent on non-voidable order with termination date of May 31, 2026.
- The parties agreed on consent that the lawful rent is \$900.00. It is due on the 1st day of each month.
- Based on the Monthly rent, the daily rent/compensation is \$29.59. This amount is calculated as follows: \$900.00 x 12, divided by 365 days.
- The Landlord collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlord. The interest \$90.83 on the rent deposit for the period from September 1, 2020, to April 16, 2026, will be deducted from the total rent arrears.
- Total rent arrears owing to April 30, 2026, are \$39,434.00.
- The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- The total rent arrears and costs owing to April 30, 2026, are \$39,620.00.
- The Tenant raised Section 82.
- The Landlord agreed to waive \$24,620.00 (on consent of the parties, this compensation includes \$90.83 interest on the last month's rent deposit), in exchange to resolve this application, and to be provided with a vacant possession of the rental unit on or before May 31, 2026.
- The total rent arrears and costs \$39,620.00 minus \$ 24,620.00 compensation= 15,000.00.
- The Tenant agreed to pay to the Landlord \$15,000.00 for the total rent arrears and costs owing to April 30, 2026. The parties also agreed on consent that the Tenant will start paying to the Landlord \$1,000.00 per month starting July 1, 2026, until the arrears are paid in full, unless there is a breach of payment.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated on May 31, 2026.
2. The Tenant must move out on or before May 31, 2026.
3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 1, 2026.
5. If the Tenant does not vacate the rental unit on or before May 31, 2026, the Tenant shall owe the Landlord per diem compensation of \$29.59 starting June 1, 2026, until the date the Tenants vacate the rental unit.
6. The last month rent deposit shall be applied to the last month of Tenancy in May 2026.
7. The total rent arrears and costs owing to April 30, 2026, are \$39,620.00.
8. The Landlord waived \$24,620.00 from the total rent arrears and costs owing to April 30, 2026, in exchange to resolve this application, and for the Landlord to be provided with a vacant possession of the rental unit on or before May 31, 2026.
9. The Tenant shall pay to the Landlord \$15,000.00 for the total rent arrears and costs owing to April 30, 2026.
10. The Tenant shall pay to the Landlord the amount in paragraph 9 of this order in accordance with the following schedule:
 - \$1,000.00 per month, starting on July 1, 2026, up to and including September 1, 2027.

11. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraphs 10 of this order, the remaining balance in paragraph 9 of this order is payable and due to the Landlord immediately on the day following the breach of pavement and the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach of payment at 4.00% annually on the full balance outstanding.

May 7, 2026
Date Issued

Maryam Cooper
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.