



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

File Number: LTB-L-012774-26

In the matter of: 2, 74 QUEEN ST
ST CATHARINES ON L2R5H2

Between: Barry Peters Landlord

and

Erin Kuhn Tenant

Barry Peters (the 'Landlord') applied for an order to terminate the tenancy and evict Erin Kuhn (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was scheduled to be heard by videoconference on May 4, 2026. Instead, the Landlord, the Landlord's Legal Representative Natalie Posala, the Tenant and the Tenant's Legal Representative Elizabeth Cote engaged in private settlement discussions.

Parties reached an agreement to resolve the application and requested an order on consent.

The parties agreed that:

1. The one-month compensation as required by the N12 has been paid.
2. The Landlord is holding a last month's rent deposit. It will be applied to the last month of the tenancy; June 2026.

On consent of the parties, it is ordered that:

1. The Landlord shall pay to the Tenant \$2,000.00.
2. The Landlord shall pay the sum listed in paragraph 1 in full, on or before May 18, 2026.
3. If the Landlord does not make the payment in full and on time, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.

4. 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.
5. 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.
6. 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.

May 12, 2026
Date Issued

Lindsay Phomin
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.