



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019128-26

In the matter of: 505 BANFFSHIRE CRES
KITCHENER ON N2R1X1

Between: Amra Butt Landlord

And

Terry Keizer Tenants
Crystal VanVlymen

Amra Butt (the 'Landlord') applied for an order to terminate the tenancy and evict Terry Keizer and Crystal VanVlymen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on May 12, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll. The Landlord Amra Butt, the landlord's legal representative Samandeep Singh and the Terry Keizer and Crystal VanVlymen, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants vacated the rental unit on April 30, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
2. The lawful rent is \$2,000.00. It was due on the 1st day of each month.
3. The Tenants have paid \$5,300.00 to the Landlord since the application was filed.
4. The rent arrears owing to April 30, 2026 are \$5,397.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,650.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
7. Interest on the rent deposit, in the amount of \$244.20 is owing to the Tenants for the period from May 1, 2018 to April 30, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 30, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord **\$3,688.80**. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay to the landlord the amount in paragraph 2 of this order in accordance with the following schedule
 - a) \$400.00 payable on or before June 20, 2026
 - b) \$400.00 payable on or before July 20, 2026
 - c) \$400.00 payable on or before August 20, 2026
 - d) \$400.00 payable on or before September 20, 2026
 - e) \$400.00 payable on or before October 20, 2026
 - f) \$400.00 payable on or before November 20, 2026
 - g) \$400.00 payable on or before December 20, 2026
 - h) \$400.00 payable on or before January 20, 2027
 - i) \$400.00 payable on or before February 20, 2027
 - j) \$88.80 payable on or before March 20, 2027
4. If the Tenants fail to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 2 shall become immediately due and payable, and the Tenants will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

May 14, 2026
Date Issued

Diego Fernandez-Stoll
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$10,697.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,300.00
Less the amount of the last month's rent deposit	- \$1,650.00
Less the amount of the interest on the last month's rent deposit	- \$244.20
Total amount owing to the Landlord	\$3,688.80