



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

File Number: LTB-L-019035-26

In the matter of: 1, 29 CONCESSION ST
KINGSTON ON K7K2A5

Between: 2855728 Ontario Ltd.

Landlord

And

Angela Snyder

Tenant

2855728 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Snyder (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on May 12, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Shasta Pearson, and the Tenant were present.

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.

The parties agreed to the following:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$9,200.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.
8. The Landlord will provide the Tenant with a copy of the new key.
9. The Landlord and the Tenant agree to the non-voidable termination date set out in the order below.

It is ordered on consent that:

1. The application is amended to correct the Tenant's last name to Snyder.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before May 24, 2026.
3. The Tenant shall pay \$8,862.40 to the Landlord for arrears of rent up to May 24, 2026.
4. The Landlord waives the application filing fee and daily rent for each day the Tenant remains in the rental unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 25, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before May 24, 2026, then starting May 25, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 May 25, 2026.

May 20, 2026
Date Issued

Christine Leitch
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 expires on November 25, 2026 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.