



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017840-26

In the matter of: 208, 60 RIVER RD E
KITCHENER ON N2B2G2

Between: Krafa Consultants & Management Inc. Landlord

And

Roxanne Johnson Tenant

Krafa Consultants & Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Roxanne Johnson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 14, 2026. Before the start of the hearing, the Landlord's Representative, Eric Schroeder and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective May 17, 2026, with enforcement provisions. This is a final termination and is non-voidable.
- b) The lawful rent is \$1,700.00. It is due on the 1st day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: \$1,700.00 x 12, divided by 365 days.
- d) The Tenant has paid \$2,400.00 to the Landlord since the application was filed.
- e) The rent arrears owing to May 17, 2026, are \$3,846.93.
- f) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- g) The Landlord collected a rent deposit of \$1,700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be deducted from the outstanding arrears because the tenancy is terminated.
- h) Interest on the rent deposit, in the amount of \$31.49 is owing to the Tenant for the period from June 27, 2025 to May 14, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must vacate the unit on or before May 17, 2026.**
2. The Tenant shall pay to the Landlord \$2,301.44. This amount includes rent arrears owing up to May 17, 2026, and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$55.89 per day for the use of the unit starting May 18, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before May 17, 2026, then starting May 18, 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 May 18, 2026.

May 22, 2026
Date Issued

Sarah Visnovec
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 18, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay

Rent Owing To May 17 2026	\$3,846.93
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,700.00
Less the amount of the interest on the last month's rent deposit	- \$31.49
Total amount owing to the Landlord	\$2,301.44
Plus daily compensation owing for each day of occupation starting May 18, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	