



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019598-26

In the matter of: UNIT 2, 668 VICTORIA ST
KINGSTON ON K7K4S5

Between: Michael Joseph Wolscht Landlord

And

Angeline DeSousa Tenant

Michael Joseph Wolscht (the 'Landlord') applied for an order to terminate the tenancy and evict Angeline DeSousa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

The Landlord also applied for an order determining the Tenant agreed to terminate the tenancy (L3 Application).

This application was heard by videoconference on May 20, 2026.

The Landlord and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

Agreed Facts:

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on April 7, 2026.
4. The rent arrears and filing fee, minus the last month's rent deposit and interest on the deposit, to April 7, 2026 are \$4,717.00.
5. The Tenant shall provide the Landlord post-dated cheques for the balance of the arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 7, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,717.00. This amount includes rent arrears owing up to the date the Tenant 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 Tenant.
3. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.
4. The L3 Application is dismissed.

May 28, 2026
Date Issued

Brett Lockwood
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.