



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022983-26

In the matter of: 320, 695 NIAGARA ST
WELLAND ON L3C 0L1

Between: 695 Niagara LP Landlord

And

Jade Dekleer Tenant

695 Niagara LP (the 'Landlord') applied for an order to terminate the tenancy and evict Jade Dekleer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 21, 2026. The Tenant attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Marie Galevski, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. **If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.**
3. **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 August 1, 2026.**
4. If the rental unit has not been vacated on or before July 31, 2026, the Landlord may also collect a per diem rate of \$46.98 (based on \$1 429.00 per month X 12 months / 365 days) for use of the unit starting August 1, 2026 to the day the Tenant vacates the unit.
5. The last month's rent deposit shall be applied to the period July 1 – 31, 2026.

6. The Tenants shall pay to the Landlord \$4 394.12, representing the rent arrears up to and including May 31, 2026 plus the \$186.00 application filing fee plus \$125.00 for five (5) NSF charges and is minus \$14.88 for interest owing on the last month's rent deposit.
7. The Tenant shall pay the amount owing, as per paragraph 6 above, and the monthly rent as it comes due as follows:
 - a. \$549.00 on or before May 31, 2026. The Tenant indicated that this amount has been paid. The Landlord shall verify receipt of this amount.
 - b. June 2026 monthly rent (\$1 429.00) on or before June 1, 2026;
 - c. \$900.00 on or before June 11, 2026;
 - d. \$600.00 on or before June 18, 2026;
 - e. \$900.00 on or before June 25, 2026;
 - f. \$600.00 on or before July 2, 2026;
 - g. \$845.12 on or before July 9, 2026;
8. If the Tenant fails to make any one of the payments in accordance with this Order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 26, 2026
Date Issued

Susan Parsons

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 February 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.