



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

File Number: LTB-L-022829-26

In the matter of: 108, 208 YEOMANS ST
BELLEVILLE ON K8P3Y4

Between: Klmm Holdings Inc. C/O Pinnacle Property Management Landlord

And

Erin McGourty Tenant

Klmm Holdings Inc. C/O Pinnacle Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Erin McGourty (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 28, 2026.

The Landlord's Legal Representative, Ian Macinnis, and the Tenant attended the hearing.

At the hearing the parties requested a consent order on the following terms. I was satisfied that the parties understood the consequences of the joint submission.

On the 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 June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$42.94 per day for the use of the unit starting May 29, 2026 until the date the Tenant moves out of the unit.

5. The Landlord owes \$1,216.57 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Tenant.
6. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the amount the Landlord is entitled to by \$14.25.
7. However, the Landlord is authorized to deduct from amount owing to the Tenant \$42.94 per day for compensation for the use of the unit starting May 29, 2026, to the date the Tenant moves out of the unit.
8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

June 5, 2026
Date Issued

Vinuri Sivalingam
Member, 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 of the Tenant expires on January 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.