



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-097173-25-RV

In the matter of: RENTAL UNIT, 249 4TH A STREET EAST
OWEN SOUND ON N4K1B8

Between: DAVID REITZEL Landlord
KELLY FENN

And

PATRICIA KELLY Tenant

Review Order

The capitalized word "Landlord" and/or "Tenant" refer to all parties identified as each at the top of the order.

DAVID REITZEL and KELLY FENN (the 'Landlord') applied for an order to terminate the tenancy and evict PATRICIA KELLY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-097173-25 issued on February 3, 2026; the Tenant did not attend.

On March 27, 2026, the Tenant requested an extension of time and a review of the order and that the order be stayed until the request to review the order is resolved.

On interim order LTB-L-097173-25-RV-IN was issued, staying the order issued on February 3, 2026.

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

At the hearing the parties agreed to the following.

It is ordered on consent that:

1. The request to review order LTB-L-097173-25 issued on is denied. The order is confirmed and remains unchanged.
2. The tenancy between the Landlord and Tenant is terminated May 28, 2026. The Tenant shall vacate the unit no later than 11:59 p.m. on May 28, 2026.

3. The Tenant shall deliver vacant possession, including:
 - a) Removal of all personal property;
 - b) Return of all keys, fobs, and access devices;
 - c) The Rental Unit left in a reasonably clean condition.
4. The Landlord shall pay to the Tenant \$6,878.00 as follows:
 - a) Payment in the amount of \$2,000.00 was paid prior to the hearing.
 - b) Payment in the amount of \$4,878.00 shall be made via e-transfer upon inspection on May 29, 2026, at 9:00 AM, at the Rental Unit, to confirm vacant possession and that the unit has be left in a reasonably clean condition, along with the return of the keys, fobs, and access devices.
5. Payment of the above settlement funds is strictly conditional upon:
 - a) Vacant possession being delivered;
 - b) The Rental Unit being left in reasonable condition (ordinary wear and tear excepted);
 - c) Return of all keys and access devices;
6. If the Landlord does not pay the Tenant as set out in paragraph 4, the Landlord will start to owe interest. This will be simple interest calculated from the day after the breach at the post-judgment interest rate determined under subsection 207(7) of the Act.
7. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
8. The parties agree items previously discussed may be left in the unit, to be left for the purpose of the Landlord.
9. If the unit is not vacated on or before May 28, 2026, then starting May 29, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 29, 2026.
11. The interim order issued on is cancelled.
12. This order is in full and final settlement between all parties of all matters in respect of the tenancy.

June 2, 2026
Date Issued

Diane Wade
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.