



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

File Number: LTB-L-023384-26

In the matter of: Upper, 7 MCKENZIE ST
STRATFORD ON N5A2B5

Between: Kerri McWilliams Landlord
Donald McWilliams

And

Keira Mattucci Tenant
Quentin William D Poag

Kerri McWilliams and Donald McWilliams (the 'Landlord') applied for an order to terminate the tenancy and evict Keira Mattucci and Quentin William D Poag (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 21, 2026.

The Landlords and the Tenant, Keira Mattucci, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the date the Tenant moved out of the rental unit.
2. The Tenants shall pay the Landlord \$4,285.78 This amount includes the rent owing up to the date of the hearing, the filing fee of \$186.00 and less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants will pay the amount ordered in paragraph 2 as follows:
 - a) \$285.78 on or before June 20, 2025.
 - b) installments of \$200.00 on or before the 20th day of the month for the twenty (20) month period commencing July 20, 2026 to March 20, 2028

4. If the Tenants fail to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance to be paid by the Tenants to the Landlord shall become immediately due and owing and the Tenants will start to owe interest. This will be simple interest calculated from the date of default at 4.00% annually on the balance outstanding.

June 9, 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.