



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

File Number: LTB-L-024016-26

In the matter of: 6, 5 Hilltop Drive
Cambridge ON N1R1S8

Between: Donald Slee Landlord

And

Serra Demers Tenants
Katherine Knapp

Donald Slee (the 'Landlord') applied for an order to terminate the tenancy and evict Serra Demers and Katherine Knapp (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 25, 2026.

The Landlord's Legal Representative, Teri Landriault, attended on behalf of the Landlord.

The Tenant, Serra Demers, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of June 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$1,459.45. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$6,107.44 including arrears of rent (\$5,921.45) and costs (\$186.00) up to May 31, 2026.
4. The Landlord collected a last month's rent deposit of \$1,459.45 on December 1, 2021 and this deposit shall be applied to the rent for June 2026, the last month of the tenancy.

5. Interest on the rent deposit, in the amount of \$15.27 is owing to the Tenants for the period from December 1, 2025 to May 25, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants 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 Tenants shall pay the Landlord \$6,092.17 representing arrears of rent (\$5,921.44) up to June 30, 2024 plus the application filing fee (\$186.00) minus the interest on the last month's rent deposit (\$15.27).
5. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenants do not vacate the rental unit on or before June 30, 2026, the Tenants shall also pay the Landlord compensation of \$47.98 per day starting July 1, 2026 and continuing until the date the Tenants vacate the rental unit.

June 10, 2026
Date Issued

Angela McLaughlin
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 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.