



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-027271-26

In the matter of: 1148 DALHOUSIE DR
LONDON ON N6K2Y1

Between: SIFTON PROPERTIES LIMITED

Landlord

And

LISA GIBBS

Tenant

SIFTON PROPERTIES LIMITED (the 'Landlord') applied for an order requiring LISA GIBBS (the 'Tenant') to pay the rent that the Tenant owes.

The application was heard by videoconference on June 4, 2026. The Landlord's legal representative Marissa Esguerra Carilla-Singh and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The Tenant vacated the rental unit on April 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
2. The parties agree that the rent arrears owing to April 30, 2026 are \$3,648.67.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$1,611.36 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
5. Interest on the rent deposit, in the amount of \$11.13 is owing to the Tenant for the period from December 31, 2025 to June 4, 2026.
6. The Tenant agrees to pay the Landlord \$875.75 on or before July 30, 2026, representing additional post-Tenancy charges not covered by this application.

On consent of the parties, it is ordered that:

1. This Application shall be amended to change the name of the Tenant to Lisa Gibbs.
2. 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.
3. The Tenant shall pay to the Landlord \$2,212.18. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

June 8, 2026

Date Issued

Sandra Sabourin

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.