



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

File Number: LTB-L-047092-26

In the matter of: 203, 120 MANSION ST
KITCHENER ON N2H0A1

Between: BEN RASERA Landlord
CASSIDY MOLLOY

and

LACEY MILLER Tenant

BEN RASERA and CASSIDY MOLLOY (the 'Landlord') applied for an order to terminate the tenancy and evict LACEY MILLER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on July 30, 2026. Instead, the Landlords' Legal Representative Lisa Nadon and the Tenant engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application via the Online Dispute Resolution system in the Tribunal's Ontario Portal. Details of the agreement were confirmed and consented to via email on June 4, 2026.

The parties agreed that:

1. Given that the month of February only has 28 days, the payment for February 2027 will be made on or before February 28, 2027.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$11,836.00 for arrears of rent up to June 15, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Monthly payments of \$1,000.00 on or before the 30th day of each month for 11 months, beginning June 2026 up to and including April 2027
 - A final payment of \$836.00 on or before May 30, 2027

3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and will begin to accrue interest. This is simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.
4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 15, 2026.
5. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 June 16, 2026.
7. The hearing scheduled for July 30, 2026, is cancelled.

June 8, 2026
Date Issued

Lindsay Phomin
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.