



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025632-26

In the matter of: 815, 505 HIGHLAND RD W
STONEY CREEK ON L8J0N1

Between: 2324780 Ontario Inc. Landlord

And

Courtney Lipnicky Tenant

2324780 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Courtney Lipnicky (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 4, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's representative, Charlotte Walton, the Landlord's agents, Lisa Chamorro and Treana Caswell, and the Tenant were present. The Tenant met with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application. They requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant has provided the Landlord with a valid N9 Tenant's Notice to End the Tenancy as of July 31, 2026. Accordingly, this order will not include provisions to terminate the tenancy.
2. The rent arrears owing to June 30, 2026 are \$514.96.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The total amount the Tenant owes the Landlord is \$700.96.
5. Provided that the Tenant pays the Landlord, in cash, the sum of \$514.96 on or before July 27, 2026, the Landlord shall waive the remaining balance owing by the Tenant.
6. The Landlord collected a rent deposit of \$2,120.00 from the Tenant and this deposit is still being held by the Landlord.

7. In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006* (the RTA), the last month's rent deposit shall be applied to the rent for the last month of tenancy, in this case, July 2026.
8. There is no interest owing on the rent deposit.
9. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date.
10. The parties agree to keep the terms of this agreement, and the facts of this application strictly confidential and neither publish nor disclose same to anyone except as required by law.

On consent, it is ordered that:

1. The total amount owing by the Tenant to the Landlord is \$700.96. This amount represents \$514.96 for arrears of rent up to June 30, 2026 and \$186.00 for the application filing fee.
2. Provided that the Tenant pays the Landlord, in cash, the sum of \$514.96 on or before July 27, 2026, the Landlord shall waive the remaining balance owing by the Tenant.
3. If the Tenant fails to make the payment in accordance with paragraph 2 of this order, the full amount owing as set out in paragraph 1 of this order shall become due and owing and shall bear interest. This will be simple interest calculated from July 28, 2024 at 4.00% annually on the outstanding balance.

June 15, 2026
Date Issued

Nancy Fahlgren
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.