



June 10, 2026

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

File Number: LTB-L-025791-26

In the matter of: 1, 28 KINRADE AVE
HAMILTON ON L8L6L6

Between: John Piersol Landlord

And

Brendan Wadden Tenant

John Piersol (the 'Landlord') applied for an order to terminate the tenancy and evict Brendan Wadden (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 1, 2026.

The Landlords Legal Representative Sara Atkinson and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful rent is \$1,850.00. It was due on the first day of each month.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$1,850.00 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.
6. The tenancy between the Landlord and the Tenant is terminated as of May 1, 2026.
7. The Tenant shall pay to the Landlord \$10,080.27. 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.
8. If the Tenant does not pay the Landlord the full amount owing on or before October 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from October 2, 2026, at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Jennifer Buckminster
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.