



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

File Number: LTB-L-029268-26

In the matter of: 409 BLEECKER AVE
BELLEVILLE ON K8N3V9

Between: Leidy Laura Mateo Duval Landlords
Luis Francisco Valdez Almonte

And

Heather Lane Tenants
Micheal Brooks
Erica Lane

Leidy Laura Mateo Duval and Luis Francisco Valdez Almonte (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Heather Lane, Micheal Brooks and Erica Lane (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on June 9, 2026. Lorrie McCoullough, Licenced Paralegal, represented the Landlords. Heather Lane and Michael Brooks attended on behalf of themselves and Erica Lane.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
- b. The Tenants were in possession of the rental unit on the date the application was filed.
- c. The Tenants vacated the rental unit on April 1, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit

- d. The lawful rent was \$2,600.00. It was due on the 15th day of each month.
- e. The Tenants have not made any payments since the application was filed.
- f. The rent arrears owing to April 1, 2026, are \$9,338.64.
- g. The Tenants shall pay the Landlords incurred costs of \$186.00 for filing the application.
- h. The Landlords collected a rent deposit of \$2,600.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
- i. Interest on the rent deposit, in the amount of \$99.41 is owing to the Tenants for the period from August 15, 2024 to April 1, 2026.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlords and the Tenants terminated as of April 1, 2026, the date the Tenants moved out of the rental unit.
- 2. The Tenants shall pay to the Landlords \$6,825.23. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
- 3. If the Tenants do not pay the Landlords 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.

June 11, 2026
Date Issued

Joanne Lolato
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$9,338.64
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,600.00
Less the amount of the interest on the last month's rent deposit	- \$99.41
Total amount owing to the Landlords	\$6,825.23