



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

File Number: LTB-L-075536-25

In the matter of: 801, 528 LANCASTER ST W
KITCHENER ON N2K0H7

Between: 528 Lancaster St W Inc. c/o Corley
Developments Inc.

Landlord

And

Crystal Knowles
Zachary Elliott
Melissa Elliott

Tenants

The parties attended a hearing on March 24, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer, Shadiyah Stoute. The Landlord's Legal Representative, Daniel Abraham and the Tenants were present. The Tenants did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Tenants vacated the rental unit on September 30, 2025.
2. The lawful rent is \$2,570.00. It is due on the 1st day of each month.
3. The rent arrears owing to September 30, 2025, are \$9,205.00.
4. The Landlord collected a rent deposit of \$2,570.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$101.92 is owing to the Tenants for the period from March 1, 2024, to September 30, 2025.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,719.08. This amount includes rent arrears owing and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before September 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from October 1, 2026, at 4.00% annually on the balance outstanding.

June 17, 2026

Date Issued

Shadiyah Stoute

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.