



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

File Number: LTB-L-028635-26

In the matter of: 3, 24 Queen Street
Georgetown ON L7G2E4

Between: Sharon klooster Landlord

And

Karly MacPherson Tenant

Sharon klooster (the 'Landlord') applied for an order to terminate the tenancy and evict Karly MacPherson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 9, 2026. The following parties participated in the mediation: The Landlord Sharon Klooster, and the Tenant Karly MacPherson.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,150.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$37.81. This amount is calculated as follows: \$1,150.00 x 12, divided by 365 days.
5. The rent arrears owing to June 30, 2026 are \$22,550.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord agrees to waive all arrears and costs in full.

8. The Landlord collected a rent deposit of \$1,150.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the month of August, 2026 which is the last month of this Tenancy.
9. Interest on the rent deposit, in the amount of \$130.88 is owing to the Tenant for the period from March 1, 2021 to June 9, 2026. Interest is to be considered paid to the Tenant through amounts being waived by the Landlord in this order.
10. On or before July 1, 2026, the Tenant agrees to pay \$500.00 for rent for the month of July, 2026. The Landlord agrees to waive the remainder of rent that would have been owing for the month of July, 2026.
11. This Order on Consent represents a final, non-voidable termination of this tenancy

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 September 1, 2026.
4. If the unit is not vacated on or before August 31, 2026, the Tenant shall pay the Landlord compensation of \$37.81 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
5. This Order on Consent is in full and final settlement the application.

June 17, 2026
Date Issued

Ryan Gacnik
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.