



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030971-26

In the matter of: 2 (Basement), 1704 Reginald Bart Drive
Kingston ON K7K0E7

Between: Uniacke Rockwell Holdings Ltd. Landlord

And

Dustin Edge Tenant

Uniacke Rockwell Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Dustin Edge (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 16, 2026. The Landlord's legal representative, L. Janet VanVolkenburg, the Landlord's agent, Heather Lees, the Tenant's legal representatives, Sayed Bukhari and Farooq Irfan, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of August 31, 2026.
2. The current lawful rent is \$1,795.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$59.01. This amount is calculated as follows: \$1,795.00 x 12 months, divided by 365 days.
4. The rent arrears owing to June 30, 2026, are \$5,385.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,795.00 that is still being held by the Landlord. The rent deposit is to be applied to the last rental period of the tenancy.

7. The Landlord agrees to forgive the arrears in full, the lawful rent for July 2026 and pay the Tenant \$3,000.00 upon receiving vacant possession of the unit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before August 31, 2026.
2. The arrears owing by the Tenant to the Landlord is \$5,571.00, which represents the arrears of rent (\$5,385.00), plus the filing fee (\$186.00) for the period ending June 30, 2026.
3. The Landlord agrees and shall waive all arrears owing for the period ending June 30, 2026.
4. The Landlord agrees and shall waive the lawful rent for the month of July 2026.
5. The last month's rent deposit being held by the Landlord will be applied to the last month of the tenancy, which by of this order, is August 2026.
6. The Landlord agrees and shall pay to the Tenant the amount of \$3,000.00 upon receiving vacant possession of the unit from the Tenant.
7. If the unit is not vacated on or before August 31, 2026, then the Tenant shall pay the Landlord compensation of \$59.01 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
8. 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.
9. 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.

June 22, 2026
Date Issued

Sonja Richter

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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on February 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.