



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

File Number: LTB-L-063603-23

In the matter of: L17, 4 ARMSTRONG POINT RD RR 2
PORT CARLING ON P0B1J0

Between: Port Carling Developments Ltd. Landlord

And

Margaret Grimshaw Tenant

Port Carling Developments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Margaret Grimshaw (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 23, 2026.

The Landlord's legal representative Michael Gaspar and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on December 31, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$2,306.25. It was due on the 1st day of each month.
4. The Tenant has paid \$9,228.00 to the Landlord since the application was filed.
5. The rent arrears owing to December 31, 2023 are \$2,245.00.
6. The Landlord collected a rent deposit of \$2,250.00 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.
7. Interest on the rent deposit, in the amount of \$121.01 is owing to the Tenant for the period from May 1, 2020 to December 31, 2023.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2023, the date the Tenant moved out of the rental unit.
2. The Landlord waives any remaining amounts owing by the Tenant.
3. The Tenant waives any issues they intended to raise pursuant to section 82 of the *Residential Tenancies Act* (the Act).
4. This consent resolves all issues stemming from the tenancy.

June 30, 2026
Date Issued

Brett Lockwood
Member, 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.