



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

File Number: LTB-L-031817-26

In the matter of: 3861 Forbes Road
MOSSLEY ON N0L1V0

Between: Western Ares Inc. Landlord

And

Kyle Lipari Tenants
Tristen Davis

Western Ares Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Lipari and Tristen Davis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on June 18, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, Dylan Harvey, the Landlord's legal representative, Elizabeth Anani, the Tenant, Kyle Lipari's Support person, Caitlyn Locke, and the Tenants were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated September 30, 2026, with enforcement provision. This is a final termination and is non-voidable.
- b) The lawful rent is \$2,784.00. It is due on the 1st day of each month.
- c) The rent arrears owing to June 30, 2026 are \$5,311.00.
- d) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- e) Provided the Tenants pay to the Landlord the lawful rent for July 2026 and August 2026 or on before the 1st day of each month, the Landlord waives \$5,497.00 which represents the outstanding rent arrears and costs to June 30, 2026
- f) The Landlord collected a rent deposit of \$2,650.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be applied to the last rental period of the tenancy. Interest owing on the rent deposit is being used to top off the last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. **The Tenants must vacate the unit on or before September 30, 2026.**
2. The Tenants shall pay the Landlord the lawful monthly rent on or before the first day of the month for July 2026 and August 2026.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, then the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges. The Landlord must make the application within 30 days of a breach of a condition set out in this order. This may result in the Board issuing an order that terminates the tenancy before September 30, 2026.
4. If the Tenants fail to make the payments required under paragraph 2, the Tenants shall pay to the Landlord \$5,497.00, which represents rent arrears outstanding to June 30, 2026, and costs.
5. If the Tenants do not pay the Landlord the full amount owing under this order 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.
6. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 October 1, 2026.
8. The Tenants shall also pay the Landlord compensation of \$91.53 per day for the use of the unit starting October 1 2026 until the date the Tenants move out of the unit.
9. If the Tenants make all payments required under paragraph 2 in full and on time, the Landlord waives \$5,497.00 representing rent arrears and costs outstanding to June 30, 2026.

June 25, 2026
Date Issued

Sarah Visnovec
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 April 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.