



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

File Number: LTB-L-035432-26

In the matter of: D, 628 JOHNSTON DR
PETERBOROUGH ON K9J5N8

Between: J&L Properties Ltd Landlord

And

Amanda Kilby Tenant

J&L Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Kilby (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 24, 2026. The Landlord's agent, Pat Cassidy and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

It is ordered on consent that:

1. On or before June 30, 2026, the Tenant shall pay to the Landlord \$3,571.00 which represents \$3,385.00 for arrears of rent and costs of \$186.00 for the period ending June 30, 2026.
2. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 29, 2026
Date Issued

Oluwatobi Abobarin
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.