



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035485-26

In the matter of: 201, 150 WHISPERING WINDS WAY
Ottawa ON K1W 0L3

Between: Sleepwell Property Management Landlord

and

Caleb Casimir Tenant

Sleepwell Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Caleb Casimir (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on June 24, 2026 by videoconference.

The Landlord's Representative Anne Skelly and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice regarding this application.

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

Agreed Facts:

- 1) The Tenant vacated the unit May 31, 2026.
- 2) The rent was \$2,000.00. It was due on the 1st day of each month.
- 3) The rent arrears owing to May 31, 2026 are \$6,000.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Landlord collected a key deposit of \$100.00 from the Tenant and this deposit is still being held by the Landlord.
- 6) The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the last rental period of the tenancy as the tenancy is terminated.

- 7) Interest on the rent deposit, in the amount of \$42.00 is owing to the Tenant for the period from May 1, 2025 to April 30, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated May 31, 2026 when the Tenant vacated the unit.
2. The Tenant shall pay to the Landlord \$4,044.00. This amount includes rent arrears owing up to May 31, 2026 and the cost of the application minus the key deposit, the rent deposit, and interest owing on the rent deposit. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 26, 2026	\$2,800.00
September 30, 2026	\$1,244.00

4. Should the Tenant fail to make either of the payments as listed in paragraph 3 of this order, in full and on time while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.
5. This order is in full and final settlement of this application.

June 30, 2026
Date Issued

Denise Hannivan
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.

Schedule 1

SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy terminated

Rent Owing to May 31, 2026	\$6,000.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$42.00
Less the amount of the credit that the Tenant is entitled to	- \$100.00
Total amount owing to the Landlord	\$4,044.00