



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-008714-26-RV

In the matter of: Upper - Unit 2, 109 ALBERT ST S
ORILLIA ON L3V5L1

Between: MPire Holdings Inc. Landlord

And

Danielle Boudreau Tenant

Review Order

MPire Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Boudreau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-008714-26 issued on April 14, 2026.

On April 16, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On interim order LTB-L-008714-26-RV-IN was issued, staying the order issued on April 16, 2026.

The review was scheduled for a merits hearing, via video conference, on June 18, 2026, and was mediated by Michelle Forrester, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

The Tenant, the Landlord, and the Landlord's Agent, Kraig Schwartz, were present.

The parties agreed to resolve the issues in the Landlord's application and the Tenant's review and requested the LTB to issue a Consent Order confirming their agreement.

Agreed facts:

1. The Tenant vacated the unit on June 1, 2026.
2. The Landlord collected a rent deposit of \$1,750.00 from the Tenant and this deposit is still being held by the Landlord.
3. Interest on the rent deposit, in the amount of \$43.80 is owing to the Tenant for the period from March 24, 2025 to June 1, 2026.

On consent of the parties, it is ordered that:

1. The request to review Order LTB-L-008714-26 is granted.
2. The interim order issued on is cancelled.
3. Order LTB-L-008714-26 issued on April 14, 2026, is cancelled and replaced with the following terms.
4. The tenancy between the Landlord and the Tenant is terminated as of June 1, 2026, the date the Tenant moved out of the rental unit.
5. The Tenant shall pay to the Landlord \$7,392.20. This amount includes rent arrears owing up to the May 31, 2026, including the cost of the application. The rent deposit and interest on the deposit are deducted from the amount owing by the Tenant.
6. The Landlord has waived her claim to collect the per diem rent for June 1, 2026.
7. If the Tenants do not pay the Landlord the full amount owing on or before July 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Michelle Forrester
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.

