



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089248-25

In the matter of: 204, 22 ROSS ST
BARRIE ON L4N1E9

Between: Northern Diversified Ltd. Landlord

And

Christina Miskiv Tenant

Northern Diversified Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Miskiv (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on December 16, 2025. The Landlord's Agent, Christian Scheepers and the Tenant were present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by January 31, 2026.
- d. The lawful rent is \$700.00. The rent is due on the 1st day of each month.
- e. Based on the Monthly rent, the daily rent/compensation is \$23.01. This amount is calculated as follows: \$700.00 x 12, divided by 365 days.
- f. The rent arrears owing by the Tenant up to and including December 31, 2025, including the \$186.00 application filing fee are \$3,686.00.

- g. The Landlord collected a rent deposit of \$700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- h. The last month rent deposit will be applied to the month of January 2026, being the last month of the tenancy.
- i. The Landlord will waive the rent arrears in consideration of the Tenant's agreement to terminate the tenancy and enter into the Consent Order.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the unit no later than January 31, 2026.
- 2. The Landlord waives the rent arrears to December 31, 2025, in the amount of \$3,686.00, in consideration of the Tenant terminating the tenancy on January 31, 2026.
- 3. If the Tenant does not vacate the rental unit on or before January 31, 2026, in accordance with this order, the Landlord shall not waive the rent arrears or application fee and they will be immediately become due and owing and the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.
- 4. The Tenant shall also pay the Landlord compensation of \$23.01 per day for the use of the unit starting February 1, 2026, to the date the Tenant moves out of the unit.
- 5. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 6. 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 February 1, 2026.

January 8, 2026
Date Issued

Helen Giannini
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 of the Tenant expires on August 1, 2026, 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.