



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

**File Number:** LTB-L-080830-25

**In the matter of:** 1893 STACKHOUSE CRES  
LONDON ON N5X4M5

**Between:** Stephen Stellon Landlord

**And**

Danette Lines Tenants  
Larry Lines

Stephen Stellon (the 'Landlord') applied for an order to terminate the tenancy and evict Danette Lines and Larry Lines (the 'Tenants ') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on December 17, 2025.

The Landlord and the Landlord's Representative, Robert Fex, and the Tenants were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

**The Parties agree that:**

1. The lawful rent is \$1,640.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$53.92. This amount is calculated as follows: \$1,640.00 x 12, divided by 365 days.
3. The rent arrears owing to December 31, 2025, are \$10,814.00.
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 rent deposit of \$1,600.00 from the Tenants, and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period, January 2026.
6. Interest on the rent deposit, in the amount of \$353.25, is owing to the Tenants for the period from April 17, 2013, to December 17, 2025.
7. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.
2. 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.
3. 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.
4. The Tenants shall pay the Landlord \$10,646.75. This amount represents rent arrears owing up to December 31, 2025, and the cost of filing the application. The interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
  - \$600.00 on or before the 28th day of each month commencing February 28, 2026, until the arrears are paid in full.
6. If the Tenants do not pay the Landlord the amount owing in accordance with the payment in paragraph 5, then on the day following the date of default, the full balance owing becomes due and payable immediately, and the Tenants will start to owe interest. This will be simple interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

**January 9, 2026**  
**Date Issued**

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Eno Ubia  
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 Tenants expire 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.