



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

File Number: LTB-L-080846-25

In the matter of: 1, 824 ONTARIO ST
MIDLAND ON L4R1A5

Between: Mandy Branham Landlord

And

Mike Ladouceur Tenants
Wendy Demerchant

Mandy Branham (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Mike Ladouceur and Wendy Demerchant (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on December 10, 2025, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Dillanique Knight.

The Landlord and the Tenants were present. The tenants spoke with Duty Counsel before participating in mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,841.09. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.53. This amount is calculated as follows: \$1,841.09 x 12, divided by 365 days.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$7,364.36.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. 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 can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$267.88 is owing to the Tenants for the period from June 6, 2016, to December 10, 2025. It shall be applied to the arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated without any voiding provisions. The Tenants shall vacate the unit on or before December 14, 2025.
2. The last month rent deposit shall apply to the last month of the Tenancy.
3. The Tenants owe the Landlord \$6,530.45 for arrears of rent to December 14, 2025, and the cost of filing the application, less the remainder of the last month rent deposit and interest owing on the last month rent deposit.
4. The Landlord shall waive all outstanding arrears to December 14, 2025, as outlined in paragraph 3.
5. The Tenants shall leave the fridge and stove in the unit.
6. The Tenants shall also leave the unit in a broom swept conditions except for the garage.
7. The Landlord shall contact the Tenants on or before May 1, 2026, to remove items from the garage. The Tenants will have 7 days following the notice from the Landlord to remove the items after which the Landlord may dispose of any items in the garage.
8. The Tenants cannot add any items to the garage from the date of termination.
9. The Tenants shall also pay the Landlord compensation of \$60.53 per day for the use of the unit starting December 15, 2025, until the date the Tenants move out of the unit.

10. If the unit is not vacated on or before December 14, 2025, then starting December 15, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 December 15, 2025.

January 7, 2026
Date Issued

Dillanique Knight
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 expires on June 15, 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.