



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

File Number: LTB-L-083685-25

In the matter of: BSMT, 169 SHERWOOD AVE
OSHAWA ON L1G3L9

Between: Cortney Vanier Landlord

And

Bradley Laird Moore Tenants
Joseph Laird Gary Moore

Cortney Vanier (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Laird Moore and Joseph Laird Gary Moore (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on December 16, 2025, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Christine Croft, the Landlord, and the Tenant, Bradley Laird Moore, on behalf of the Tenants were present. The Tenant spoke with Duty Counsel prior to the hearing.

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

Agreed facts:

- a) The tenancy is terminated on January 31, 2026. This is a final termination and is non-voidable.
- b) The lawful rent is \$1,896.25. It is due on the 30th day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$62.34. This amount is calculated as follows: \$1,896.25 x 12, divided by 365 days.
- d) The rent arrears owing to December 29, 2025 are \$7,492.50.

- e) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- f) The Landlord collected a rent deposit of \$1,850.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be deducted from the arrears
- g) Interest on the rent deposit, in the amount of \$64.12 is owing to the Tenants for the period from July 29, 2024 to December 16, 2025. This amount will also be deducted from the arrears.
- h) The Landlord served the Tenants with an N12 Notice of Termination. The compensation required under section 48(1) of the Act, equivalent to one month's rent (\$1,896.25), shall be applied as a credit toward the outstanding arrears owed by the Tenants.
- i) The Landlord and the Tenants each reserve their rights to pursue any applications or remedies available to them under the Residential Tenancies Act against one another. This Consent Order resolves only the Landlord's L1 application.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on or before January 31, 2026. **The Tenants must vacate the unit on or before January 31, 2026.**
2. The Tenants shall pay to the Landlord \$3,057.71. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit, interest the Landlord owes on the rent deposit and the N12 one month's compensation are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall also pay the Landlord compensation of \$62.34 per day for the use of the unit starting December 17, 2025 until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.
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 7, 2026
Date Issued

Sarah Visnovec
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay because the tenancy is terminated

Rent Owing To Hearing Date	\$6,682.08
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,850.00
Less the amount of the interest on the last month's rent deposit	- \$64.12
Less the N12 one month's compensation	-\$1,896.25
Total amount owing to the Landlord	\$3,057.71
Plus daily compensation owing for each day of occupation starting December 17, 2025	\$62.34 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	