



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089116-25-**AM**

In the matter of: APARTMENT C, 6134 COUNTY RD 13
EVERETT ON L0M1J0

Between: KAREN NICHOLSON Landlords
MATTHEW J. NICHOLSON

and

DEREK BRADLEY TAGGART Tenant

On December 4, 2025, the Landlord's Legal Representative submitted a request to the Landlord and Tenant Board to correct a clerical error. This order amends the original order issued on December 3, 2025. All changes to the original order are identified with bolded and underlined script.

KAREN NICHOLSON and MATTHEW J. NICHOLSON (the 'Landlords') applied for an order to terminate the tenancy and evict DEREK BRADLEY TAGGART (the 'Tenant') because the Tenant failed to pay the rent that they Tenant owed and because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on December 1, 2025. Instead, the Landlords, the Landlord's Legal Representative Berkan Altun and the Tenant, who had consulted with Tenant Duty Counsel, participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application, and a full and final resolution of all matters between the parties relating to the tenancy.

The parties agreed that:

1. The total arrears of rent owing up to November 30, 2025, including costs are \$4,262.00.
2. The Landlords waive all arrears of rent outstanding to November 30, 2025, in exchange for termination of the tenancy January 5, 202**6**.
3. The Tenant's last month's rent deposit along with any accrued interest will be applied to the rent that will become due for December 1, 2025.

4. The Landlords also waive the rent for the period from January 1, 2026, up to and including January 5, 2026. In addition to the waiving of the arrears, the Landlords are compensating the Tenant with a payment of \$2,000.00 on or before December 5, 2025.
5. The Tenant will remove all personals belongings and garbage from the rental unit on or before January 5, 2026.
6. The Landlords will have a discussion about a letter of reference to be provided to a future inquiring Landlord.
7. On January 5, 2026, the Landlords will conduct an inspection of the rental unit, and if the Tenant provides the Landlords with the keys, the Landlords will provide the Tenant with \$3,000.00 in compensation. However, if the Tenant has left any personal belongings or garbage in the rental unit, the Landlords shall deduct the fees for removal of these items from the \$3,000.00 payment.
8. The Landlords will not deduct from the \$3,000.00 any amounts to account for any alleged damages; junk removal fees only.

On consent of the parties, it is ordered that:

1. The Landlords shall pay to the Tenant \$2,000.00 on or before December 5, 2025.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 5, 2026.
3. The Landlords shall pay to the Tenant \$3,000.00 on or before January 5, 2026, upon receipt of vacant possession.
4. If the Landlords fail to make the payment listed in paragraph 1 or 3 in full and on time, the entire balance of the amount set out in this Order becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.
5. If the Tenant fails to vacate the rental unit on or before January 5, 2026, the Tenant shall pay to the Landlords \$4,262.00. This amount includes rent arrears owing up to the November 30, 2025, and the cost of filing the application.
6. If the Tenant fails to vacate the rental unit on or before January 5, 2026, then the amount listed in paragraph 5 becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting January 6, 2026.
7. If the unit is not vacated on or before January 5, 2026, then starting January 6, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after January 6, 2026.

January 6, 2026

Amended

December 3, 2025

Date Issued

Lindsay Phomin

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 July 6, 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.