



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102041-25

In the matter of: 157 REGENT STREET
Chatham-Kent ON N0P1A0

Between: HENRY THIESSEN Landlords
KYLA THIESSEN

And

NICHOLAS BLAIN Tenant

HENRY THIESSEN and KYLA THIESSEN (the 'Landlords') applied for an order to terminate the tenancy and evict NICHOLAS BLAIN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on January 6, 2026. The following parties participated in the mediation: The Landlords's representative, Michael D. Stover, the Landlords, Henry Thiessen, and the Tenant, Nicholas Blain.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The Landlords 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: \$2,000.00 x 12, divided by 365 days.
4. The total amount owing to the Landlords is **\$10,186.00** which represents the arrears of rent (\$10,000.00) plus costs (\$186.00) for the period ending January 31, 2026.
5. The Landlords has agreed to waive all arrears and costs associated with this application if the Tenant does what is agreed to under this order.

6. The last month's rent deposit was applied to the month of January, 2026. Any interest owing on the deposit is included as part of amounts being waived by the Landlords in accordance with this Order.
7. If the Tenant returns vacant possession as well as the keys to the rental unit to the Landlords on or before January 31, 2026, the Landlords shall pay to the Tenant \$1,000.00.
8. This Order on Consent represents a final, non-voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant 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 Landlords 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 Landlords on or after February 1, 2026.
4. If the unit is not vacated on or before January 31, 2026, the Tenants shall pay the Landlords compensation of \$65.75 per day for the use of the unit starting February 1, 2026, until the date the Tenants move out of the unit.
5. If the unit is not vacated on or before January 31, 2026, the Tenant shall pay the Landlords \$10,186.00 on or before February 1, 2026.
6. Should the payment in paragraph five (5) come due and owing, and if the Tenant fails to make the payment required in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting February 2, 2026. The Landlords has the right to collect the balance outstanding under this Order.
7. This Order on Consent is in full and final settlement the application.

January 12, 2026
Date Issued

Ryan Gacnik
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.