



Order under Section 87 / 88.2 / 89 Residential Tenancies Act, 2006

Citation: CLARK v BIDUKE, 2026 ONLTB 4216

Date: 2026-01-15

File Number: LTB-L-044658-25

In the matter of: 235 WEST RIVER RD RR 2
PORT LAMBTON ON N0P2B0

Between: JOHN R. CLARK Landlord

And

MICHELLE BIDUKE Former Tenant

JOHN R. CLARK (the 'Landlord') applied for an order requiring MICHELLE BIDUKE (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on January 8, 2026.

The Landlord, the Landlord's legal representative, M. Stover, and the Tenant attended the hearing.

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

On consent, it is ordered that:

1. The Former Tenant shall pay to the Landlord \$3,500.
2. The Former Tenant shall have 90 days from the date this order is issued to pay the amount in paragraph #1 before interest starts to accrue.
3. If the Former Tenant does not pay the Landlord the full amount owing on or before April 15, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 16, at 4.00% annually on the balance outstanding.
4. This order resolves all issues between the parties with respect to this tenancy.

January 15, 2026
Date Issued

Nancy Morris
Member, 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.