



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

File Number: LTB-L-087418-25

In the matter of: 700 GREY CRES
THUNDER BAY ON P7E2E6

Between: Tara McMillan
Lee McMahon Landlord

And

Eric Letourneau
Cassidy Beadle Tenants

Tara McMillan and Lee McMahon (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Letourneau and Cassidy Beadle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 6, 2026.

The Landlord and the Tenants attended the hearing. The Tenants declined to speak with Tenant Duty Counsel.

At the hearing, the parties consented to the following order. I am satisfied the parties in attendance understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.
3. The Tenants owe the Landlord \$7,094.09 for rent up to January 31, 2026. See Schedule 1 for the calculation of the amount owing.
4. The Tenants shall also pay the Landlord compensation of \$74.14 per day for the use of the unit starting February 1, 2026 to the date the Tenants move out of the unit.
5. 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.

6. 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.
7. 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 15, 2026
Date Issued

Jeremy Henderson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant 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 Tenant must pay as the tenancy is terminated

Rent Owing To January 31, 2026	\$9,206.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,200.00
Less the amount of the interest on the last month's rent deposit	-\$97.91
Total amount owing to the Landlord	\$7,094.09
Plus daily compensation owing for each day of occupation starting January 7, 2026	\$74.14 (per day)