



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

File Number: LTB-L-086941-25

In the matter of: 2, 64 NIPISSING ST
STURGEON FALLS ON P2B1J3

Between: Joseph Gerald Alain Gagnon Landlord

And

Richard Dafoe Tenant

Joseph Gerald Alain Gagnon (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Dafoe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlord, the Landlord's Representative, Mariusz Przybylowski, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The application was amended to correct the address/location of the rental unit from North Bay to Sturgeon Falls.
2. The Landlord 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,150.00. It is due on the 1st day of each month.
5. Based on the monthly rent, the daily rent/compensation is \$37.81. This amount is calculated as follows: \$1,150.00 x 12, divided by 365 days.

6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to January 31, 2026 are \$11,550.00.
8. There is no last month's rent deposit.
9. The Tenant has been unable to communicate with the Landlord and raised a number of outstanding maintenance concerns pursuant to s.82 to be addressed at the rental unit.
10. Starting immediately, the Tenant will communicate directly with the Landlord's Representative for all matters related to the rental unit, including urgent maintenance requests, and the contact coordinates have been provided for that purpose.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated in a final way and without voiding provisions.
2. The Tenant must move out of the rental unit on or before March 31, 2026.
3. The Tenant shall pay to the Landlord \$10,664.67. This amount includes rent arrears owing up to the date of the hearing. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$37.81 per day for the use of the unit starting January 8, 2026 until the date the Tenant moves out of the unit.
5. Provided the Tenant moves out of the rental unit by no later than March 31, 2026 the Landlord waives claim to \$4,550.00 of the arrears amount owing to the date of the hearing. The Landlord will update the ledger accordingly, and the Landlord's Representative will provide the Tenant with a written copy of the updated ledger by no later than April 15, 2026 by e-mail, and the contact coordinates have been provided for this purpose.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated annually from April 1, 2026 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.
7. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord 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 Landlord on or after April 1, 2026.

January 19, 2026
Date Issued

Janice Campbell
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 October 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 Hearing Date – January 7, 2026	\$10,664.67
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Total amount owing to the Landlord	\$10,664.67
Plus daily compensation owing for each day of occupation starting January 8, 2026	\$37.81 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	