



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086102-25

In the matter of: UNIT 1 MNE, 320 PRINCESS AVE
LONDON ON N6B2A6

Between: STRANO PROPERTY MANAGEMENT Landlord

And

VERONICA RUSHER Tenant

STRANO PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict VERONICA RUSHER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 5, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Agent, Nathalie Ramirez, and Tenant, Veronica Rusher, participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$744.79. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$24.49. This amount is calculated as follows: $\$744.79 \times 12$, divided by 365 days.
4. The Tenant has paid \$2,065.00 to the Landlord since the application was filed.
5. The Landlord collected a rent deposit of \$625.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$59.86 is owing to the Tenant for the period from January 10, 2022, to January 5, 2026.

7. After the application was filed, the Tenant received a credit of \$1,089.70 towards the arrears. The Landlord agrees to waive the outstanding balance of the arrears after the deduction of the rent deposit and interest on the rent deposit.
8. As a result, the Tenant does not owe any rent arrears for the period ending on January 31, 2026.
9. The Landlord waived the incurred costs of \$186.00 for filing the application.
10. The Landlord agrees to provide the Tenant with a compensation of \$750 on or before January 5, 2026; and provide an additional payment of \$750 on or before January 31, 2026, subject to the Tenant vacating the unit by January 31, 2026.
11. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant 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 Landlord 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 Landlord on or after February 1, 2026.
4. The Tenant shall pay the Landlord compensation of \$24.49 per day for compensation for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant does not make the required payment in accordance with paragraph 4 of this order the Tenant will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

January 19, 2026

Date Issued

Rachael Kukoyi

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to January 31, 2026	\$4,025.56
Application Filing Fee(waived)	-\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,065.00
Less the amount of the last month's rent deposit	- \$625.00
Less the amount of the interest on the last month's rent deposit	- \$59.86
Total amount owing to the Landlord	\$1,089.70
Plus daily compensation owing for each day of occupation starting February 1, 2026	\$24.49 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	