



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

File Number: LTB-L-085746-25

In the matter of: 8 Basilio Street
COPPER CLIFF ON P0M1N0

Between: Royal Bank of Canada c/o Gowling WLG Landlord
LLP

And

DAN HEALY Tenant

Royal Bank of Canada c/o Gowling WLG LLP (the 'Landlord') applied for an order to terminate the tenancy and evict DAN HEALY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 6, 2026. The Landlord's legal representative, Jeffrey Kukla and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$600.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$19.73. This amount is calculated as follows: \$600.00 x 12 months, divided by 365 days.
5. The rent arrears owing to January 31, 2026 are \$6,600.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.

On consent it is ordered that:

8. The tenancy between the Landlord and the Tenant is terminated effective January 31, 2026. The Tenant must move out of the rental unit on or before January 31, 2026.
9. 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.
10. 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.

If the Tenant vacates the rental unit on or before January 31, 2026

11. The Landlord waives the rent arrears for the period ending January 31, 2026 (\$6,600.00) plus the application filing fee (\$186.00) in exchange of the Tenant terminating the tenancy and vacating the rental unit.

If the Tenant vacates the rental unit after January 31, 2026

12. The Tenant shall pay to the Landlord \$6,786.00 which represents the rent arrears owing to January 31, 2026 (\$6,600.00) plus the application filing fee (\$186.00).
13. The Tenant shall pay to the Landlord the amount owing in paragraph 12 above on or before January 31, 2026.
14. If the Tenant fails to make the payment by January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.
15. If the Tenant does not vacate the rental unit on or before January 31, 2026, the Tenant shall pay to the Landlord \$19.73 per day for compensation for the use of the unit starting February 1, 2026 to the date the Tenant moves out of the unit.

January 14, 2026
Date Issued

Floredana Ungureanu
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.