



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

File Number: LTB-L-085470-25

In the matter of: 406, 129 WELLINGTON ST
BRANTFORD ON N3T5Z9

Between: Northview ONE Sub LP Landlord

And

Janell Vernon Tenant

Northview ONE Sub LP (the 'Landlord') applied for an order to terminate the tenancy and evict Janell Vernon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 13, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's representative, Jennifer Smith, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The tenancy is terminated in a final way and without voiding provisions. The Tenant will have until January 31, 2026 to vacate the rental unit.
2. The lawful rent is \$1,977.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$65.00. This amount is calculated as follows: \$1,977.00 x 12, divided by 365 days.
4. The Tenant has paid \$2,528.50 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026 are \$6,368.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,028.93 from the Tenant and this deposit is still being held by the Landlord.
8. Interest on the rent deposit, in the amount of \$1.52 is owing to the Tenant for the period from January 1, 2026 to January 13, 2026.
9. The rent deposit and interest owing on the rent deposit are applied to the arrears of rent because the tenancy is terminated.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2026.
2. The Tenant shall pay to the Landlord \$3,391.55. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$65.00 per day for the use of the unit starting January 14, 2026 until the date the Tenant moves out of the unit.
4. The Tenant shall pay to the Landlord the full amount owing as set out in paragraphs 2 and 3 of this order as follows:
 - a) \$310.00 on or before the 20th day of each month for the eleven (11) month period starting February 20, 2026 to December 20, 2026;
 - b) Any remaining balance owing on or before January 20, 2027.
5. If the Tenant fails to make any of the payments in paragraph 4 above, the full balance owing as set out in paragraphs 2 and 3 of this order becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment 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 16, 2026
Date Issued

Nancy Fahlgren
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

Amount the Tenant must pay the Landlord

Rent Owing To Hearing Date	\$7,764.50
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,528.50
Less the amount of the last month's rent deposit	- \$2,028.93
Less the amount of the interest on the last month's rent deposit	- \$1.52
Total amount owing to the Landlord	\$3,391.55
Plus daily compensation owing for each day of occupation starting January 14, 2026	\$65.00 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	