



**Amended Order under Section 21.1 of the Statutory Powers Procedure Act
Order under Section 69/88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-087887-25-AM

In the matter of: 112 BLANCHARD CRES
ANGUS ON L3W0M9

Between: DARREN MCGIBBON Landlord

And

BAILEY BROWN Tenants
AUSTIN RODRIGUES

DARREN MCGIBBON (the 'Landlord') applied for an order to terminate the tenancy and evict BAILEY BROWN and AUSTIN RODRIGUES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 8, 2026. The following parties participated in the mediation: The Landlord's representative, Teri Landriault, and the Tenants, Austin Rodrigues and Bailey Brown.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Pursuant to a request filed by the Landlord on January 15, 2026, the order is clerically amended. The corrections have been bolded and underlined for ease of reference.

Agreed Facts:

1. The Landlord served the Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to January 31, 2026 are \$4,400.00
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord agrees to waive rent for the day of February 1, 2026.
10. This Order on consent represents a final, non voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of **February 1, 2026**. The Tenants must move out of the rental unit on or before **February 1, 2026**.
2. The Tenant shall pay to the Landlords **\$4,586.00** which represents the negotiated arrears of rent (\$4,400.00) plus costs (\$186.00) for the period ending January 31, 2026.
3. The Tenant shall pay the Landlords the full amount owing as set out in paragraph 2 on or before March 15, 2026.
4. If the unit is not vacated on or before **February 1, 2026**, the Tenants shall also pay the Landlord compensation of \$88.77 per day for the use of the unit starting February 2, 2026 until the date the Tenants move out of the unit.
5. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 2 and, if applicable, paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
6. If the unit is not vacated on or before **February 1, 2026**, then starting **February 2, 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 2, 2026**.

January 15, 2026
Date Issued

Ryan Gacnik
Hearings Officer, Landlord and Tenant Board

January 16, 2026
Date Amended

Ryan Gacnik
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 2, 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.