



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

File Number: LTB-L-090328-25

In the matter of: 22 NANAIMO DR
Kanata ON K2H 6X7

Between: Sher Gill Landlord

And

Jason Michael Sears Tenant

Sher Gill (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Michael Sears (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

The Landlord and the Landlord's Legal Representative Michaela Leeder and the Tenant attended the hearing. The Tenant declined to speak with Tenant Duty Counsel prior to the hearing.

At the hearing, the parties consented to the following order.

It is agreed by the parties:

1. The Application is amended to reflect the correct name of the Tenant Jason Michael Sears and the correct postal code K2H 6X7.
2. The Landlord served the Tenant with a valid 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 \$2,315.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$76.11. This amount is calculated as follows: \$2,315.00 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 \$9,260.00.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

The Enforcement Filing

10. The Landlord shall agree to defer filing with the sheriff on February 1, 2026, if the Tenant pays \$2315.00 towards arrears and \$2315.00 towards February 2026 rent by February 1, 2026.
11. The Landlord shall agree to defer filing with the sheriff March 1, 2026, if the Tenant pays \$1000.00 towards the arrears and \$2315.00 towards rent for March 2026 by March 1, 2026.
12. Unless otherwise agreed in writing the Landlord shall not agree to defer filing this order with the sheriff past April 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,446.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after January 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before January 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,120.43. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$76.11 per day for the use of the unit starting January 14, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before 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.
8. 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.

9. 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 22, 2026

Date Issued

Reid Jackson

Member, 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 to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$9,260.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$9,446.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$7,934.43
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,120.43
Plus daily compensation owing for each day of occupation starting January 14, 2026	\$76.11 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	