



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

File Number: LTB-L-092151-25

In the matter of: 14, 1600 CULVER DR
LONDON ON N5V3H5

Between: Paul Gilbert Landlords
Elizabeth Gilbert

And

Alexandria Davis Tenant

Paul Gilbert and Elizabeth Gilbert (the 'Landlords') applied for an order to terminate the tenancy and evict Alexandria Davis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing on January 15, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlords Paul Gilbert and Elizabeth Gilbert and the Tenant Alexandria Davis, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed:

1. The total arrears of rent owing up to January 31, 2026, including the application filing fee are \$10,136.00.
2. The current rent is \$2,100.00. Daily rent is \$69.04 which is calculated as follows:
\$2,100.00 x 12 months /365 days
3. The tenancy will terminate as of February 28, 2026, on a non-voidable basis and subject to standard enforcement provisions.

4. The Tenant will contact the Landlords when they have vacated the rental unit.

On consent it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlords 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 Landlords on or after March 1, 2026.
4. If the rental unit is not vacated on or before February 28, 2026, the Tenant shall also pay the Landlords compensation of \$69.04 per day for the use of the unit starting March 1, 2026, to the date the Tenant moves out of the unit.
5. The Landlords waive all arrears of rent owing up to January 31, 2026.
6. The last month rent deposit, and all accrued interest will be applied to the last month of the tenancy (February 2026).

January 26, 2026

Date Issued

Diego Fernandez-Stoll

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 of the Tenant expires on September 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.