



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

File Number: LTB-L-090839-25

In the matter of: 37 EVERGREEN LANE
CALEDONIA ON N3W0C4

Between: Joel Howard Henry Landlord

And

Tamara Naomi Vance
Jackson Jacob Joseph Emmanuel Brason Tenants

Joel Howard Henry (the 'Landlord') applied for an order to terminate the tenancy and evict Tamara Naomi Vance and Jackson Jacob Joseph Emmanuel Brason (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on January 15, 2026. The Landlord's legal representative Janet van Oordt and the Tenants attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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 Tenants vacated the unit on December 15, 2025, as a result of the Landlord posting a Notice of Abandonment on the door and changing the locks to the rental unit.
2. The Tenants have up to one year from date the unit was vacated to file an LTB application related to the locks being changed on the rental unit prior to an eviction order.
3. The Tenants vacated the rental unit on December 15, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$3,100.00. It was due on the 1st day of each month.
5. The rent arrears owing to December 15, 2025 are \$34,700.00.
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 \$3,100.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$102.98 is owing to the Tenants for the period from August 18, 2024 to December 15, 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 15, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$31,683.02. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before February 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 2, 2026 at 4.00% annually on the balance outstanding.

January 23, 2026
Date Issued

Sandra Sabourin
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$34,700.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,100.00
Less the amount of the interest on the last month's rent deposit	- \$102.98
Total amount owing to the Landlord	\$31,683.02