



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092505-25

In the matter of: UNIT #3, 381 SIMCOE ST S
OSHAWA ON L1H4J2

Between: Crown Crest Corporation Landlord

And

Renee Lawrence Tenant

Crown Crest Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Renee Lawrence (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 20, 2026. The Landlord's legal representative, Maria Sturino, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

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

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of April 30, 2026.
2. The current lawful rent is \$1,350.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$44.38. This amount is calculated as follows: \$1,350.00 x 12 months, divided by 365 days.
4. The rent arrears owing to January 31, 2026, are \$6,720.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord is claiming NSF fees of \$60.00.
7. The Landlord collected a rent deposit of \$1,350.00 that is still being held by the Landlord.
8. Interest on the rent deposit, is owing to the Tenant.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before April 30, 2026.
2. The last month's rent deposit being held by the Landlord will be applied to the month of April 2026, which by way of this order is the last month of the tenancy.
3. The Tenant shall pay to the Landlord \$6,966.00, which represents the arrears of rent (\$6,720.00), plus the filing fee (\$186.00) for the period ending January 31, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in full on or before February 21, 2026.
5. If the Tenant fails to make the payment in accordance with paragraph 4 of this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after January 31, 2026
6. If the unit is not vacated on or before April 30, 2026, then the Tenant shall pay the Landlord compensation of \$44.38 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 1, 2026.

January 28, 2026
Date Issued

Sonja Hudson

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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on November 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.