



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091138-25

In the matter of: 65 PAUL REXE BLVD
OTONABEE ON K9J0G4

Between: Bill O'Connor Landlord

And

Dee Dee Burke Tenant

Bill O'Connor (the 'Landlord') applied for an order to terminate the tenancy and evict Dee Dee Burke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on January 15, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO). The Landlord's Agent Miranda Aston, the Tenant and the Tenant's Representative, Tiffany Badour were present.

The parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties reached consent on non-voidable order with termination date of March 1, 2026.
2. The Landlord served the Tenant 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$2,613.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$85.91. This amount is calculated as follows: \$2,613.00 x 12, divided by 365 days.
6. The rent arrears owing to January 31, 2026, are \$10,454.00
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The total rent arrears and costs owing to January 31, 2026, are \$10,640.00.
9. The Landlord collected a rent deposit of \$2,400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy when the tenancy is terminated in February 2026.
10. Interest on the rent deposit, in the amount of \$215.15 is owing to the Tenant for the period from December 1, 2020, to January 15, 2026.
11. The Tenant agreed to pay to the Landlord \$85.91, the daily rent for March 1, 2026.
12. The Total rent arrears and costs owing to January 31, 2026, plus \$85.91 are \$10,725.91.
13. The Landlord will deduct \$215.15 (interest on the rent deposit) from the total arrears owing. \$10,725.91 minus \$215.15= \$10,510.76.
14. The Tenant agreed to pay to the Landlord \$10,510.76 on or before March 1, 2026.

It is ordered on consent that:

1. The Tenancy between the Landlord and Tenant is terminated on March 1, 2026.
2. The Tenant must move out of the rental unit on or before March 1, 2026.
3. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 March 2, 2026.
5. The Tenant shall pay to the Landlord \$10,510.76. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
6. The Tenant shall also pay the Landlord compensation of \$85.91 per day for the use of the unit starting March 2, 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 March 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026, at 4.00% annually on the balance outstanding.

8. The last month's rent deposit shall be applied to the lawful rent in February 2026.

January 22, 2026
Date Issued

Maryam Cooper
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 10, 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	\$10,454.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,640.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 9, 2026

Rent Owing To February 28, 2026	\$13,067.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$13,253.00

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

Rent Owing To Hearing Date, January 15, 2026	\$9,129.65
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$215.15
Total amount owing to the Landlord	\$6,700.50
Plus daily compensation owing for each day of occupation starting January 16, 2026	\$85.91 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	