



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

File Number: LTB-L-085120-25

In the matter of: 2467 25 SIDERD
INNISFIL ON L9S2H1

Between: 2614173 Ontario Corporation Landlord

And

Michael-Shane Strong Tenant

2614173 Ontario Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Michael-Shane Strong (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 6, 2026.

The Landlord Representative Julie Jing Zhu and the Tenant Michael-Shane Strong attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,600.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$85.48. This amount is calculated as follows: \$2,600.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$21,900.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord shall waive \$7,400.00 from the arrears owed if the Tenant moves out on or before March 31, 2026.

8. The Landlord collected a rent deposit of \$2,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the month of March 2026, which is the last month of the tenancy.
9. Interest on the rent deposit, in the amount of \$144.53 is owing to the Tenant for the period from December 1, 2023 to February 28, 2026.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated the Tenant must move out of the rental unit on or before March 31, 2026.
2. If the Tenant vacates the unit on or before March 31, 2026, the Tenant shall pay to the Landlord \$14,541.53.00 for costs and rent arrears up to January 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not vacate the unit by March 31, 2026, shall pay to the Landlord \$21,941.47. This amount includes rent arrears owing up to the January 31, 2026, and the cost of filing the application. The interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
4. The Tenant shall also pay the Landlord the monthly rent for February 2026 on or before February 1, 2026.
5. The Tenant shall also pay the Landlord compensation of \$85.48 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.
9. If the Tenant fails to make the payment in accordance with paragraph 4 by February 1, 2026, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order. **This may result in the Board issuing an order that terminates the tenancy before March 31, 2026.**

January 23, 2026
Date Issued

Sarah Harriman
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 October 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 as the tenancy is terminated

Rent Owing To January 31, 2026	\$14,500.00
Application Filing Fee	\$186.00
Less the amount of the interest on the last month's rent deposit	- \$144.53
Total amount owing to the Landlord	\$14,541.47

B. Amount the Tenant must pay if the Tenant does not vacate by March 31, 2026

Rent Owing To January 31, 2026	\$21,900.00
Application Filing Fee	\$186.00
Less the amount of the interest on the last month's rent deposit	- \$144.53
Total amount owing to the Landlord	\$21,941.47