



**Order under Section 21.2 of the Statutory Powers Procedure Act
and under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-014096-25-BIR-RV

In the matter of: 104 RUTH ST
PORCUPINE ON P0N 1C0

Between: BIG NORTH CAPITAL INC. Landlord

and

ASHLEY DICKENSON
MICHAEL LASELLE Tenants

BIG NORTH CAPITAL INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ASHLEY DICKENSON and MICHAEL LASELLE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 26, 2025 and resolved by order LTB-L-014096-25 issued on June 30, 2025.

On January 21, 2026, the parties appeared before the Board for a case conference convened in respect of the related application in file number LTB-T-082023-25 and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

The Board initiated a review of order LTB-L-014096-25 issued on June 30, 2025 under Rule 26.3 of the Board's *Rules of Procedure* on consent of the parties.

Agreed Facts:

1. In consideration for the Tenant withdrawing the T2-T6 application, the Landlord will forgive \$12,000.00 of the judgment granted in its favour in respect of rent arrears in this application.
2. The parties have resolved all issues in the tenancy on a full and final basis.

It is ordered on consent that:

1. The review of order LTB-L-014096-25 issued on June 30, 2025 is granted. That order is cancelled and replaced by this order.
2. The tenancy between the Landlord and the Tenant is terminated as of March 30, 2025, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlord \$6,238.61. This amount includes rent arrears owing up to the date the Tenant 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.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 11, 2025, the Tenant will start to owe interest. This will be simple interest calculated from July 12, 2025 at 4.00% annually on the balance outstanding.
5. This order resolves all issues in the tenancy.

January 28, 2026
Date Issued

Nersi Makki
Member, 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	\$20,177.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	(\$2,000.00)
Less the amount of the interest on the last month's rent deposit	(\$124.79)
Less the amount of rent arrears forgiven by the Landlord in settlement of the application in file number LTB-T-082023-25	(\$12,000.00)
Total amount owing to the Landlord	\$6,238.61