



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

File Number: LTB-L-086269-25

In the matter of: Unit 1, 1534 LILLIAN AVE
WINDSOR ON N8X4A8

Between: Lynn Alison Tome Landlord

And

Sheena Wallace-Wilson Tenant

Lynn Alison Tome (the 'Landlord') applied for an order to terminate the tenancy and evict Sheena Wallace-Wilson (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard by video conference on January 21, 2026. Before the start of the hearing, the Landlord's Representative, paralegal, Richard Lammers the Landlord, Lynn Alison Tome, the Landlord's support, Elliott Wilson, and the Tenant, Sheen Wallace-Wilson, advised that the parties had reached an agreement. The Tenant did meet with duty counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The parties have agreed to resolve the issues in this application by terminating the tenancy as of June 1, 2026.
2. The Tenant was still in possession of the rental unit on the date the application was filed.
3. The Landlord has compensated the Tenant an amount equal to one month's rent on December 30, 2025.

4. Based on the monthly rent, the daily compensation is \$46.03. This amount is calculated as follows: \$1,400.00 x 12 months, divided by 365 days.
5. The Landlord collected a rent deposit of \$1,100.00 from the Tenant and the deposit will be applied to the last month of the tenancy.
6. Interest on the rent deposit, in the amount of \$76.59 is owing to the Tenant for the period from December 5, 2022, to April 30, 2026.
7. The last's month's rent deposit, \$1,100.00 and the accrued interest, \$76.59, will be applied to the last month of the tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 1, 2026.
2. The Tenant shall pay the Landlord a per diem for June 1, 2026, of \$46.03 for the last day of the tenancy, on or before June 1, 2026.
3. If the unit is not vacated on or before June 1, 2026, then starting June 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 June 1, 2026.
5. The Tenant shall pay the Landlord compensation of \$46.03 per day for the use of the unit starting June 2, 2026, until the date the Tenant moves out of the unit.
6. The Tenant shall pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month starting February 1, 2026, through to and including April 1, 2026 (3 months).
7. The Tenant shall pay to the Landlord on or before May 1, 2026, \$223.41 for the last month of the tenancy.
8. If the Tenant fails to comply with the conditions set out in paragraphs 6 and 7 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant prior to June 1, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
9. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the N8 application, on or before June 1, 2026.

10. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

January 30, 2026
Date Issued

Pauline Brewster
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 of the Tenant expires on December 2, 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.