



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086074-25

In the matter of: 87 MOWAT ST
STRATFORD ON N5A2B8

Between: Aaron Dewetering Landlords
Gabrielle Wienecke

And

Abby Jean Cowan Tenants
Dylan Cowan-Smith

Aaron Dewetering and Gabrielle Wienecke (the 'Landlords') applied for an order to terminate the tenancy and evict Abby Jean Cowan and Dylan Cowan-Smith (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on January 27, 2026. The following parties participated in the mediation: The Landlord's representative, Natalie Carr, the Landlord, Aaron Dewetering, and the Tenant, Abby Jean Cowan on behalf of both Tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The rent arrears owing to January 31, 2026 are \$13,750.00
6. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

7. There is no last month's rent deposit.
8. This Order on Consent represents a final, non-voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of March 31, 2026. The Tenants must move out of the rental unit on or before March 31, 2026.
2. The Tenants shall pay to the Landlords **\$13,936.00** which represents the arrears of rent (\$13,750.00) plus costs (\$186.00) for the period ending January 31, 2026.
3. The Tenants shall pay the Landlords the full amount owing as set out in paragraph 2 on or before March 31, 2026.
4. If the unit is not vacated on or before March 31, 2026, the Tenants shall also pay the Landlords compensation of \$82.19 per day for the use of the unit starting April 1, 2026 until the date the Tenants move out of the unit.
5. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlords pursuant to paragraph 2 and, if applicable, paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlords have the right to collect the balance outstanding under this Order.
6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for February, 2026 and March, 2026.
7. If the Tenants fail to make the rent payment in accordance with paragraph 6, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.
8. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after April 1, 2026

February 3, 2026
Date Issued

Ryan Gacnik
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.