



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

File Number: LTB-L-092024-25

In the matter of: 74 ADAM ST
TAVISTOCK ON N0B2R0

Between: Tom Murray
Cheryl Murray Landlords

And

Marcus Davy
Charlene Guild Tenants

Tom Murray and Cheryl Murray (the 'Landlords') applied for an order to terminate the tenancy and evict Marcus Davy and Charlene Guild (the 'Tenants') because:

- the Tenant did not pay the rent that the Tenants owe (L1 application)
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another Tenants.
- the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 27, 2026.

The Landlord's legal representative, James Roussy, the Landlords and the Tenants attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated effective February 28, 2026.
2. The Tenants shall pay to the Landlords the amount of \$11,946.20, representing arrears and costs owing to February 19, 2026.
3. The Landlords collected a rent deposit of \$1,901.00 from the Tenants and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$168.34 is

owing to the Tenants for the period from January 1, 2022 to January 27, 2026. The rent deposit and interest owing to the Tenants shall be deducted from the amount owing by the Tenants.

4. Based on the Monthly rent, the daily rent/compensation is \$63.98. This amount is calculated as follows: $\$1,946.00 \times 12$, divided by 365 days.
5. The Tenants shall also pay the Landlords compensation of \$63.98 per day for the use of the unit starting February 20, 2026 until the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlords the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.

February 3, 2026

Date Issued

Christina Philp

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 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.