



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092758-25

In the matter of: 7, 359 BLAKE ST
BARRIE ON L4M1L1

Between: TRM Property Management Inc Landlord

And

Michael Blake Tenants
Sabrina Sgrignuoli
Candace Bulloch

TRM Property Management Inc (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Michael Blake, Sabrina Sgrignuoli and Candace Bulloch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's Agent, Tiffany McGowan, the Tenant Candace Bulloch, the Tenant Michael Blake on behalf of themselves and Sabrina Sgrignuoli were present.

As a result of the mediation 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. The Landlord 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 \$2,087.94. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$68.64. This amount is calculated as follows: \$2,087.94 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to January 31, 2026, are \$14,357.94.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,045.00 from the Tenant and this deposit is still being held by the Landlord. It shall be applied to the arrears.
9. Interest on the rent deposit, in the amount of \$10.64 is owing to the Tenant for the period from November 2, 2025, to January 19, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants shall vacate on or before January 31, 2026.
2. The Tenants owe the Landlord \$12,488.30 for arrears of rent to January 31, 2026, and the cost of filing the application. The rent deposit and interest the landlord owes on the rent deposit have been deducted.
3. The Tenants shall pay the amount outlined in paragraph 2 on or before February 28, 2026.
4. The Tenants shall also pay the Landlord compensation of \$68.64 per day for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.
5. If the Tenants do not pay the Landlord 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.
6. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 February 1, 2026.

February 5, 2026
Date Issued

Dillanique Knight
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 August 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.