



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-082512-25
LTB-T-081072-25

In the matter of: 54 DURHAM ST W
LINDSAY ON K9V2P6

Between: Mark Cowell Landlord

And

Doug Rider Tenants
Dan Rider

Mark Cowell (the 'Landlord') applied for an order to terminate the tenancy and evict Doug Rider and Dan Rider (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2 Application)

Douglas Rider and Daniel Rider (the 'Tenants') applied for an order determining that Mark Cowell (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened, or interfered with the Tenants. (T2 Application)

This application was scheduled to be heard by videoconference on January 22, 2026.

The Landlord and the Tenant, Doug Rider, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all issues in the Landlord's application, LTB-L-082512-25, and the Tenants application, LTB-T-081072-25. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. Based on the Monthly rent, the daily rent/compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.

2. The Landlord has compensated the Tenants an amount equal to one month's rent by waiving the rent payable for the period January 2026.
3. The rent arrears owing to December 31, 2025, are \$4,800.00.
4. There is no last month's rent deposit.
5. Utility costs in the amount of \$1,343.35 for outstanding water and hydro bills are owing to the Landlord for the period ending January 31, 2026.
6. The Landlord waives the \$4,800.00 rent arrears and \$1,343.35 outstanding utility costs in exchange the Tenants withdraw the T2 Application.

It is ordered on consent that:

T2 Application

1. The application is withdrawn, and the LTB's file is closed.

L2 Application

2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.
3. 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.
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 February 1, 2026.
5. This order resolves all issues between the parties arising from the tenancy up to January 22, 2026.

February 2, 2026

Date Issued

Eno Ubia

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 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.