



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005842-26
LTB-T-000893-26

In the matter of: 1, 424 MAIN ST S GD 0
CALLANDER ON P0H1H0

Between: James Moore Landlord

And

Jennifer Lefebvre Tenants
Michael Lefebvre

James Moore (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Lefebvre and Michael Lefebvre (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (LTB-L-005842-26).

Jennifer and Michael Lefebvre (the 'Tenants') applied for an order determining that James Moore (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 (LTB-T-000893-26).

The parties reached a proposed resolution agreement, and/or requested mediation, and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on February 6, 2026, by a Dispute Resolution Officer Roxanne Theriault with the Landlord and Tenant Board.

The Landlord, the Landlord's agent, Amanda Hards, and the Tenants participated in mediation.

The parties agreed to an order on consent in full and final satisfaction of the application, and in so doing, understand their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties agreed that:

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 \$2,400.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.90. This amount is calculated as follows: $\$2,400.00 \times 12$, divided by 365 days.
5. The rent arrears owing to January 31, 2026, are \$2,400.00.
6. The Landlord collected a rent deposit of \$2,400.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$56.34 is owing to the Tenants for the period from February 24, 2025, to February 8, 2026.
8. The Landlord waives the rent arrears owing to February 8, 2026, and the application filing.
9. The Tenants withdraw the T2 application LTB-T-000583-26.
10. The parties agreed to a final, non-voidable termination of this tenancy as of February 8, 2026. As such, the Tenants do not have the option to void the eviction order by paying the outstanding rent arrears.
11. This order resolves all issues with respect to the tenancy to February 5, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 8, 2026.
2. If the unit is not vacated on or before February 8, 2026, the Tenants shall pay the Landlord compensation of \$78.90 per day for the use of the unit starting February 9, 2026, until the date the Tenants moves out of the unit.
3. If the unit is not vacated on or before February 8, 2026, then starting February 9, 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 9, 2026.

February 6, 2026
Date Issued

Roxanne Theriault
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 9, 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.