



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

File Number: LTB-L-086372-25

In the matter of: A, 15 ELGIN ST E
NORWICH ON N0J1P0

Between: 2830757 Ontario Inc. Landlord

And

LISA HICKS Tenant

2830757 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict LISA HICKS (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on February 3, 2026. The Landlord's legal representative Elizabeth Anani, the Landlord's agent Dylan Harvey, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The lawful rent is \$816.75. It is due on the 1st day of each month.
2. Based on the monthly rent, the daily compensation is \$26.85. This amount is calculated as follows: $\$816.75 \times 12$, divided by 365 days.
3. The Landlord collected a rent deposit of \$750.00 from the Tenant and this deposit is still being held by the Landlord.

4. Interest on the rent deposit, in the amount of \$240.93 is owing to the Tenant for the period from May 15, 2008 to February 3, 2026.
5. The Landlord agrees to provide a letter of reference for the Tenant.
6. The Tenant agrees to pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including March 1, 2026 to May 1, 2026, or until the Tenant vacates the unit.
7. The Landlord agrees to waive the cost of filing the application and agrees to pay interest on any monies owed by them in accordance with this order, if not paid on time.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$990.93. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$26.85 per day for compensation for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.
3. If the Tenant vacates the unit on or before February 28, 2026, the Landlord shall compensate the Tenant in the amount of \$2,450.25.
4. If the Tenant vacates the unit on or before March 31, 2026, the Landlord shall compensate the Tenant in the amount of \$1,633.50.
5. If the Tenant vacates the unit on or before April 30, 2026, the Landlord shall compensate the Tenant in the amount of \$816.75.
6. The Landlord shall pay the Tenant compensation pursuant to paragraphs 3, 4, or 5, upon receiving vacant possession of the rental unit. If vacant possession of the unit is not given on or before April 30, 2026, compensation will not be payable to the Tenant.
7. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord 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 Landlord on or after June 1, 2026.

February 18, 2026
Date Issued

Sandra Sabourin
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 December 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.