



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

File Number: LTB-L-042172-25-AM

In the matter of: 301, 1134 ADELAIDE ST N
LONDON ON N5Y2N9

Between: Old Oak Properties Inc. Landlord

And

Ashley Jenkins Tenant

Old Oak Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Jenkins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on August 11, 2025.

The Landlords representative Mr. Govereh and the Tenant attended the hearing.

This order has been amended in order to correct clerical errors contained in the document. The amendments have been bolded and underlined for ease of reference.

On consent it is ordered that:

1. **The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.**
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - **\$4,228.62 if the payment is made on or before September 30, 2025.**
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after September 30, 2025, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before September 30, 2025.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,228.62. This amount includes rent arrears owing up to September 30, 2025, and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
6. The Tenant shall also pay the Landlord compensation of \$43.76 per day for the use of the unit starting, October 1, 2025, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before October 1, 2025, the Tenant will start to owe interest. This will be simple interest calculated from October 1, 2025, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 30, 2025, then starting October 1, 2025, , 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 October 1, 2025.

August 12, 2025

Date Issued

February 11, 2026

Date Amended

Suzy Franklyn

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 April 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.

