



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

**File Number:** LTB-L-099432-25

**In the matter of:** 69 VINEWOOD CRT  
LONDON ON N5Z3C5

**Between:** London & Middlesex Community Housing Landlord

**And**

Christopher Vetere Tenants  
Megan Bolt

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Vetere and Megan Bolt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 4, 2026.

The Landlord's Representative, Kelly O'Donnell, and the Tenants attended the hearing.

The parties agreed to the following before the Board:

**Agreed Facts:**

1. The parties agree that the Tenants will pay their lawful rent in full and on time for next 12 months if the Tenants void the L1 application.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$944.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent

that became due after February 28, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 28, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$320.02. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$31.17 per day for compensation for the use of the unit starting February 5, 2026 until the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 March 1, 2026.

**February 18, 2026**

**Date Issued**

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Sheena Brar

Member, 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 September 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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026**

|                                                                                         |                 |
|-----------------------------------------------------------------------------------------|-----------------|
| Rent Owing to February 28, 2026                                                         | \$4,808.00      |
| Application Filing Fee                                                                  | \$186.00        |
| <b>Less</b> the amount the Tenants paid to the Landlord since the application was filed | - \$4,050.00    |
| <b>Total the Tenants must pay to continue the tenancy</b>                               | <b>\$944.00</b> |

**B. Amount the Tenants must pay if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing to Hearing Date                                                                                          | \$3,984.68           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenants paid to the Landlord since the application was filed                             | - \$4,050.00         |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$359.00           |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$9.70             |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$(248.02)</b>    |
| Plus, daily compensation owing for each day of occupation starting February 5, 2026                                 | \$31.17<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |