



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

File Number: LTB-L-097848-25

In the matter of: 103 MICHAEL DR
ESSEX ON N8M1L2

Between: ESSEX NON-PROFIT HOMES Landlord
INCORPORATED

And

OWEN BREWSTER Tenant

ESSEX NON-PROFIT HOMES INCORPORATED (the 'Landlord') applied for an order to terminate the tenancy and evict OWEN BREWSTER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 9, 2026.

Heather Michano appeared as agent for the Landlord. Richard Lammers appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective March 1, 2026.
2. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced
3. 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 2, 2026.
4. The Tenant shall pay to the Landlord \$4,143.64. This represents \$5,209.00 in rent arrears to February 28, 2026, less the \$900.00 last month's rent deposit and \$165.36 in interest owing on that deposit.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before March 1, 2026

6. If the Tenant does not pay the Landlord the full amount owing on or before March 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Andrew Rowell
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.