



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

File Number: LTB-L-100186-25
LTB-T-090116-25

In the matter of: 690 KEMBER AVE
SARNIA ON N7S2T1

Between: Paulos Tesfai Landlord

And

Jayne Mcguire Tenant

Paulos Tesfai (the 'Landlord') applied for an order to terminate the tenancy and evict Jayne Mcguire (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 10, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer, Maryam Cooper.

The Landlord's Legal Representative, Ted Smith, The Landlord, the Tenant, and the Tenant's Legal Representative, Andrew Scott, were present.

The parties agreed on consent to also resolve the Tenant's T2 application. LTB-T-090116-25.

The parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent. This order resolves both applications.

The parties agreed that:

1. The parties reached consent prior to the mediation on non-voidable order with the termination date of February 28, 2026.
2. The parties agreed on consent that this order resolves both L1 and T2 applications.
3. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$2,200.00. It is due on the 1st day of each month.

6. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: $\$2,200.00 \times 12$, divided by 365 days.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The total rent arrears and costs owing to February 28, 2026, are \$6,046.00. The Landlord agreed to waive the total arrears and costs in exchange to be provided with a vacant possession of the rental unit on or before February 28, 2026, and to compensate the Tenant on the T2 application.
9. The Landlord collected a rent deposit of \$2,200.00 from the Tenant 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. The parties agreed no-interest is owed on the last month's rent deposit.
10. The last month's rent deposit will be applied to the last month of Tenancy in February 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on non-voidable order with termination date of February 28, 2026.
2. The Tenant must move out on or before February 28, 2026.
3. 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.
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 March 1, 2026.
5. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.
6. The Landlord waived \$6,046.00 the total rent arrears and costs owing to February 28, 2026.

7. The last months' rent deposit shall be applied to the last month of Tenancy in February 2026.

February 18, 2026
Date Issued

Maryam Cooper
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 September 2, 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 Tenant 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	\$5,866.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$6,052.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 1, 2026

Rent Owing to March 31, 2026	\$8,066.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$8,252.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$4,389.30
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$64.11
Total amount owing to the Landlord	\$2,311.19
Plus, daily compensation owing for each day of occupation starting February 11, 2026	\$72.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	