



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003715-26

In the matter of: 204, 380 ADMIRAL DR
LONDON ON N5V3C2

Between: ADMIRAL GARDENS Landlord

And

ASHLEE NESBITT Tenant

ADMIRAL GARDENS (the 'Landlord') applied for an order to terminate the tenancy and evict ASHLEE NESBITT and KIMBERLEY GUTSCHER (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application), and
- the Tenant was persistently late in paying their rent (L2 Application).

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlord's Agent, and the Tenant, Ashlee Nebitt.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understand the consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,226.25. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$40.32. This amount is calculated as follows: $\$1,226.25 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$3,466.69.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,285.00 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.
8. Interest on the rent deposit, in the amount of \$119.74 is owing to the Tenant for the period from April 1, 2022 to February 10, 2026.
9. The parties agree to amend the application to remove Kimberly Gutchner as a Tenant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant shall pay to the Landlord \$1,424.90. This amount includes rent arrears owing up to the date of the hearing 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. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$40.32 per day for the use of the unit starting February 11, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
5. 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.
6. 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 25, 2026

Date Issued

Kevin Kordahi

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 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.

Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$2,643.64
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,285.00
Less the amount of the interest on the last month's rent deposit	- \$119.74
Total amount owing to the Landlord	\$1,424.90
Plus daily compensation owing for each day of occupation starting February 11, 2026	\$40.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	