



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

File Number: LTB-L-100716-25

In the matter of: upper unit #2, 865 WILLIAM ST
LONDON ON N5Y2S5

Between: Royal Bank of Canada c/o Gowling WLG Landlord
LLP

And

Hunter Beggs Tenant
Kelly Cochrane

Royal Bank of Canada c/o Gowling WLG LLP (the 'Landlord') applied for an order to terminate the tenancy and evict Hunter Beggs and Kelly Cochrane (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was to be heard by videoconference on January 11, 2026. The Landlord's representative, Azin Teimoortagh, and the Tenant, Hunter Beggs, representing, Kelly Cochrane, attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,750.00. It is due on the 1st day of each month.
3. The parties agreed to a non-voidable eviction order with a termination date of April 30, 2026.

4. Based on the Monthly rent, the daily rent/compensation is \$57.53. This amount is calculated as follows: $\$1,750.00 \times 12$, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$10,500.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,750.00 from the Tenants 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.
9. Interest on the rent deposit, in the amount of \$25.78 is owing to the Tenants for the period from June 1, 2025 to February 11, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.
3. As of the date of the hearing, the Tenants owe the Landlord \$7,793.05. See Schedule 1 for the calculation of the amount owing.
4. The Tenants shall also pay the Landlord compensation of \$57.53 per day for the use of the unit starting February 12, 2026 to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 May 1, 2026.

February 18, 2026
Date Issued

John Russett
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 November 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 as the tenancy is terminated

Rent Owing To February 11, 2026	\$9,382.83
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$1,750.00
Less the amount of the interest on the last month's rent deposit	-\$25.78
Total amount owing to the Landlord	\$7,793.05
Plus daily compensation owing for each day of occupation starting February 12, 2026	\$57.53 (per day)