



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

File Number: LTB-L-093813-25

In the matter of: 140 CROSS ST E
DUNNVILLE ON N1A1B8

Between: Darren Kooger Landlord

And

Cindy Anger Tenants
Clinton Anger

Darren Kooger (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Cindy Anger and Clinton Anger (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

The application was scheduled to be heard by video conference on February 12, 2026. The Landlord was present with their legal representative, Judith Callender, licenced paralegal. The Tenants attended and were represented by Shaun D. Harvey, licenced paralegal.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The current lawful monthly rent is \$1,155.00. It is due on the 1st of each month.
- b. Based on the monthly rent, the daily compensation is \$37.97. This amount is calculated as follows: \$1,155.00 x 12 months, divided by 365 days.
- c. The Landlord collected a rent deposit of \$1,000.00 from the Tenants and this deposit is still being held by the Landlord.
- d. Interest on the rent deposit, in the amount of \$176.87 is owing to the Tenants for the period from May 11, 2016 to February 12, 2026.

- e. The Landlord has compensated the Tenants an amount equal to one month's rent as required.
- f. The Landlord waives the rent due for March and April 2026.
- g. Provided the Tenants vacate the unit and return vacant possession of the unit and the keys to the Landlord on or before April 30, 2026, the Landlord shall return the last month rent deposit to the Tenants as well as pay the Tenants the interest owing on the deposit and pay the Tenants a further \$1,000.00 as compensation at the time the Tenants return the keys to the Landlord.
- h. The Landlord shall provide to the Landlord's legal representative in trust, the full amount of funds of \$2,176.87 on or before April 1, 2026.
- i. The Landlord's legal representative shall provide confirmation upon receipt of funds to the Tenants' legal representative.
- j. If the funds are not in the trust account of the Landlord's legal representative on or before April 1, 2026, then this order is null and void.

On consent of the parties, it is ordered 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. 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.
- 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 May 1, 2026.
- 4. If the Tenants do not vacate the unit on or before April 30, 2026, then the Tenants shall pay the Landlord compensation of \$37.97 per day for the use of the unit starting May 1, 2026 until the date the Tenants move out of the unit.
- 5. The Landlord shall not request or require the Tenants to pay the rent for March 2026 and April 2026 as these amounts have been waived.
- 6. Provided the Tenants return vacant possession of the unit and the keys of the unit to the Landlord on or before April 30, 2026, the Landlord shall pay the Tenants a total amount of \$2,176.87. This amount represents the return of the last month rent deposit of \$1,000.00, the payment of interest owing to the Tenants on the deposit in the amount of \$176.87, and further compensation of \$1,000.00.
- 7. The payment outlined in paragraph 6 shall be paid to the Tenants at the time vacant possession and the keys are returned to the Landlord.

8. The Landlord shall ensure the payment amount of \$2,176.87 is provided to the Landlord's legal representative in trust on or before April 1, 2026.
9. The Landlord's legal representative will provide confirmation to the Tenants' legal representative upon receipt of funds.
10. If the Landlord does not provide the funds to the Landlord's legal representative on or before April 1, 2026, then this order is null and void, this order will be unenforceable.

February 24, 2026
Date Issued

Joanne Lolato
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 Tenants 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.