



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

File Number: LTB-L-102061-25

In the matter of: 321, 50 LAKEBREEZE DR
NEWCASTLE ON L1B0V9

Between: Jamie Sim and Carmen Chio Inc Landlord

And

Courtney Davis Tenant

Jamie Sim and Carmen Chio Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Courtney Davis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 23, 2026.

The Landlord Jamie Sim, Landlord's Legal Representative Benjamin Charlebois, and the Tenant Courtney Davis attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
4. The Tenant shall pay the Landlord \$37,000.00, on or before May 31, 2026. This amount represents the full amount of rent and rent-arrears owing to May 31, 2026, plus costs.

5. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

March 2, 2026
Date Issued

Kyle Anderson
Member, 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.