



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

File Number: LTB-L-105018-25

In the matter of: 71 LEDGEROCK CRT
QUINTE WEST ON K8R 0A1

Between: AVTAR BADHESHA Landlord

and

SHANNON CHRISTINE DONOVAN Tenants
ADAM VERRECCHIA

AVTAR BADHESHA (the 'Landlord') applied for an order to terminate the tenancy and evict SHANNON CHRISTINE DONOVAN and ADAM VERRECCHIA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing scheduled on February 23, 2026 by videoconference.

The Landlord's Representative Hardik Panchal and the Tenants engaged in private settlement discussions. The Parties advised that they reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Parties agreed to the DRO correcting any math errors when issuing the order. As such, the amount of costs and arrears owed up to the hearing date of February 23, 2026 referenced as of the date of mediation differ from the amount set forth in this Order on Consent due to a clerical error in calculation as the filing fee had not been added. To rectify this error, the amount owed by the Tenants to the Landlord has been increased by \$186.00 and the six (6) monthly payments in the payment schedule have been increased accordingly, but no other amounts in this order are impacted by this change.

Agreed Facts:

- 1) The application is amended to remove Jaxxon Verrecchia as a Tenant as he is a minor Occupant.
- 2) There has been a change in rent for the last year. From March 1, 2025 to February 28, 2026, the rent is now \$2,260.00 (not \$2,315.00). It is due on the 1st day of each month.
- 3) The Landlord is providing a \$660.00 rent rebate to the Tenants for the change in rent noted in paragraph 2) of the Agreed Facts.
- 4) Based on the Monthly rent, the daily rent/compensation is \$74.30. This amount is calculated as follows: \$2,260.00 x 12 months, divided by 365 days.
- 5) The Tenants have paid \$7,440.00 to the Landlord since the application was filed.
- 6) The rent arrears owing to February 28, 2026 are \$7,260.00.
- 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 \$4,300.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period of the tenancy as the tenancy is terminated.
- 9) Interest on the rent deposit, in the amount of \$411.56 is owing to the Tenants for the period from March 1, 2022 to February 23, 2026.
- 10) The parties agreed that the Tenants would pay the Landlord the final amount owing up to February 23, 2026 via six (6) monthly payments starting April 20, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated. **The Tenants must move out of the rental unit on or before March 1, 2026.**
2. **The Tenants shall pay the Landlord compensation of \$74.30 per day** for the use of the unit starting February 24, 2026 until the date the Tenants move out of the unit.
3. If the Tenants do not pay the Landlord the full amount owing per paragraph 2 of this Order on Consent on or before March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this Order on Consent with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this Order on Consent, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 2, 2026.

6. **The Tenants shall pay to the Landlord \$1,468.34.** This amount includes rent arrears owing up to February 23, 2026 (the date of the hearing) and the cost of filing the application. The rent rebate, the rent deposit, and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
7. The Tenants shall pay to the Landlord the amount set out in paragraph 6 of this Order on Consent in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 20, 2026	\$244.72
May 20, 2026	\$244.72
June 20, 2026	\$244.72
July 20, 2026	\$244.72
August 20, 2026	\$244.72
September 20, 2026	\$244.74

8. Should the Tenants fail to make any of the payments as listed in paragraph 7 of this Order on Consent, in full and on time while any arrears/costs are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.
9. This Order on Consent is in full and final settlement of this application.

February 26, 2026
Date Issued

 Denise Hannivan
 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 Tenants must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$14,093.90
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$7,440.00
Less the rent rebate	- \$660.00
Less the amount of the last month's rent deposit	- \$4,300.00
Less the amount of the interest on the last month's rent deposit	- \$411.56
Total amount owing to the Landlord	\$1,468.34
Plus daily compensation owing for each day of occupation starting February 24, 2026	\$74.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	