



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105654-25

In the matter of: 401, 2944 BASELINE RD
NEPEAN ON K2H 7T3

Between: 10467103 Canada Inc. Landlord

And

Richard A. Hein Tenant

10467103 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Richard A. Hein (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on February 24, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and consulted with Tenant Duty Counsel prior to mediation. Agent of the Landlord, Gabrielle Charron-Cyr, also participated.

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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. **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.**
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 March 1, 2026.**
4. If the rental unit has not been vacated on or before February 28, 2026, the Landlord may also collect a per diem rate of \$62.79 (based on \$1 910.00 per month X 12 months / 365 days) for use of the unit starting March 1, 2026 to the day the Tenant vacates the unit.
5. The Tenant shall pay to the Landlord \$12 999.83, representing the rent arrears up to and including February 28, 2026 plus the \$186.00 application filing fee minus the last month's rent deposit (\$2 310.00) minus interest owing on the last month's rent deposit (\$156.17).

6. The amount owing, as per paragraph 5 above, is due and payable on or before February 28, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing March 1, 2026.

March 3, 2026
Date Issued

Susan Parsons
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.