



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

File Number: LTB-L-105905-25

In the matter of: 7, 24 MANOMINEE ST
HUNTSVILLE ON P1H1H2

Between: 4 BEAR INVESTMENTS LTD Landlord

And

ROBERT MACKENZIE YOUNG Tenant

4 BEAR INVESTMENTS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict ROBERT MACKENZIE YOUNG (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

This application was to be heard by videoconference on February 25, 2026. The Landlord's representative, Kimberly Brock, and the Tenant, Robert Mackenzie Young, 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 Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,900.00. It is due on the 1st day of each month.
3. The parties requested a non-voidable eviction order with an eviction date of May 31, 2026.
4. Based on the Monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$17,100.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. As of the date of the hearing the Tenant agrees that the rent arrears owed to the Landlord totals \$17,100.00 until February 28, 2026, the Landlord is entitled to the \$186.00 application fee and the Tenant is entitled to \$66.96 for interest on the rent deposit for the period from September 1, 2024 to February 25, 2026.
9. The Landlord collected a rent deposit of \$1,900.00 from the Tenant 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.
10. Interest on the rent deposit, in the amount of \$66.96 is owing to the Tenant for the period from September 1, 2024 to February 25, 2026.

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. The Tenant shall pay March's rent of \$1,900.00 on or before March 3, 2026, and April's rent of \$1,900.00 on or before April 1, 2026, via e-transfer.
3. The rent deposit shall be applied to the last month of the tenancy for the period of May 1 – 31, 2026. If the tenancy terminates earlier than May 31, 2026, the deposit shall be applied to the rental arrears.
4. The Tenant shall pay the Landlord \$17,219.04 on or before September 15, 2026.
5. If the Tenant fails to make payment in accordance with paragraph 2 of this order above, then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraphs 2 and 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears of rent, NSF fees and related charges that became owing after **February 28, 2026**. This may result in the Board issuing an order that terminates the tenancy before May 31, 2026.
5. 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.
6. 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.
7. The Tenant shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting June 1, 2026 to the date the Tenant moves out of the unit.
8. If the Tenant complies with paragraph 2 of this order and does not pay the Landlord the full amount owing in paragraph 4 of this order above, the Tenant will start to owe interest. This

will be simple interest calculated from September 16, 2026 at 4.00% annually on the balance outstanding.

March 4, 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 December 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.