



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008755-26

In the matter of: 1, 187 187 Concession Road 14 East
Tiny Ontario L9M0N1

Between: Willard Quesnelle
Jeanne Quesnelle Landlords

And

Paul Adamson Tenant

Willard Quesnelle and Jeanne Quesnelle (the 'Landlords') applied for an order to terminate the tenancy and evict Paul Adamson (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was heard by videoconference on March 3, 2026. The Landlords and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful rent is \$1,225.20. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$40.28. This amount is calculated as follows: \$1,225.20 x 12, divided by 365 days.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to March 31, 2026 are \$5,526.00.
5. The Landlords incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The tenancy between the Landlords and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$5,727.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,622.64. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlords compensation of \$40.28 per day for the use of the unit starting March 4, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after April 1, 2026.

L2 Application – Persistent Late Payment of Rent

10. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
11. The Tenant shall pay the Landlords the monthly rent due on or before the first day of the month for the period April 1, 2026 to March 1, 2027.

12. If the Tenant fails to make any of the payments in paragraph 11 above, the Landlords may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

March 11, 2026
Date Issued

Sandra Sabourin
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 October 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$5,526.00
Application Filing Fee	\$201.00
Total the Tenant must pay to continue the tenancy	\$5,727.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$4,421.64
Application Filing Fee	\$201.00
Total amount owing to the Landlords	\$4,622.64
Plus daily compensation owing for each day of occupation starting March 4, 2026	\$40.28 (per day)