



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

File Number: LTB-L-075823-25

In the matter of: APT C, 17 KING'S CRT
ORILLIA ON L3V6S3

Between: Andrea McConkey Landlords
David Jefferies

And

Vanessa Baker Tenant

Andrea McConkey and David Jefferies (the 'Landlords') applied for an order to terminate the tenancy and evict Vanessa Baker (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 3, 2026.

The Landlords attended the hearing.

The Tenant attended the hearing. Tenant Duty Counsel was not present at the hearing.

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 consequences of the joint submission.

Agreed Upon Facts:

1. The Tenant owes the Landlords the amount of \$15,660.00 for arrears owing up to March 31, 2026.
2. The Landlords collected a rent deposit in the amount of \$1,700.00 and this deposit is still being held by the Landlords.
3. The parties requested a non-voidable eviction order with an eviction date of March 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated effective March 31, 2026. The Tenant must vacate the rental unit on or before March 31, 2026.

2. 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.
3. 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.
4. The Landlords shall apply the Tenants rent deposit in the amount of \$1,700.00, to the lawful monthly rent that was owing for March 1, 2026, which leaves a shortfall of \$40.00 for rent owing for March 2026.
5. The Tenant shall pay the Landlords compensation of \$57.21 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.
6. On or before, March 31, 2026, the Tenant shall pay the Landlords the amount of \$13,960.00.
7. On or before March 31, 2026, the Tenant will pay the Landlords the amount of \$93.00, which represents 50% the cost the Landlords incurred to file this application, being \$186.00.
8. The total amount the Tenant owes the Landlords is \$14,053.00.
9. 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% annually on the balance owing.

March 10, 2026
Date Issued

Trish Carson

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction 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.