



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

File Number: LTB-L-108121-25

In the matter of: Basement, 190 CHERRYWOOD DR
NEWMARKET ON L3Y2X8

Between: CADCOMM PROPERTIES INC. Landlord

And

JACLYN LAVIGNE Tenant

CADCOMM PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JACLYN LAVIGNE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 4, 2026.

Howard Tavroges appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenancy shall terminate effective April 1, 2026.
2. If the unit is not vacated on or before April 1, 2026, then starting April 2, 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 April 2, 2026.
4. The Tenant shall pay to the Landlord \$6,786.00 for arrears of rent up to March 31, 2026 and costs.
5. The Tenant shall pay the amount in paragraph 4 on April 2, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on April 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 3, 2026 at 4.00% annually on the balance outstanding.

7. If the Tenant gives vacant possession of the rental unit to the Landlord on or before the termination date of April 1, 2026, the Landlord will waive the \$6,786.00 owed by the Tenant in full.

March 9, 2026
Date Issued

Andrew Rowell
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.