



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108585-25

In the matter of: 1125 KENASTON ST
GLOUCESTER ON K1B3P1

Between: Rowan Adams Landlord
Charlene Goddard Adams

And

Bruce Moore Tenant
Nathalie Seguin

Rowan Adams and Charlene Goddard Adams (the 'Landlord') applied for an order to terminate the tenancy and evict Bruce Moore and Nathalie Seguin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 4, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlords and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. A non-voidable termination has been negotiated in good faith.
2. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
3. The rent arrears owing to March 31, 2026, are \$12,000.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$3,000.00 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.

6. Interest owed to the Tenant on the last month rent deposit from December 01, 2023, to February 28, 2026, is \$166.76.

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 March 31, 2026.
2. The Tenant shall pay the Landlord \$9,019.24 on or before March 31, 2026. This amount represents the rent arrears to March 31, 2026, plus costs, minus the last months rent and due interest.
3. The Tenant shall also pay the Landlord compensation of \$98.63 per day for the use of the unit starting April 01, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord 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, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.

March 11, 2026
Date Issued

Adam Rogers
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 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 if the tenancy is terminated

Rent Owing To March 31, 2026	\$12,000.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the amount of interest owed on the last month's rent deposit	- \$166.76
Total amount owing to the Landlord	\$9,019.24
Plus daily compensation owing for each day of occupation starting April 01, 2026.	\$98.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	