



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-106482-25
LTB-L-006393-26
LTB-T-101746-25

In the matter of: 1, 190 BRIDGE ST E
BELLEVILLE ON K8N1N4

Between: DALTON J Callaghdn Landlord

And

Bailey Nickles Tenants
Alex Adams

DALTON J Callaghdn (the 'Landlord') applied for an order to terminate the tenancy and evict Bailey Nickles and Alex Adams (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 2, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, the Tenant, Alex Adams and the Tenants legal representative, Scott McAllister participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent. The parties also agreed to bring forward and resolve L2 Application File Number: LTB-L-006393-26 and T2 Application File Number: LTB-T-101746-25.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a hearing for all three applications.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$800.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12 months, divided by 365 days.
4. The rent arrears owing to March 31, 2026, are \$800.00.

5. The Landlord collected a rent deposit of \$800.00 from the Tenants 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 on the rent deposit, in the amount of \$78.02 is owing to the Tenants for the period from September 1, 2021, to March 2, 2026.
7. On or before March 13, 2026, the Landlord will pay to the Tenants \$110.00 towards fees for parking tickets and this payment will be made via electronic transfer.
8. The Landlord will not issue the Tenants any additional parking tickets for the month of March 2026.
9. The Landlord requested that the L2 application file number: LTB-L-006393-26 be withdrawn and the Tenants have no objections to the withdrawal.
10. The Tenants requested that the T2 application file number: LTB-T-101746-25 be withdrawn and the Landlord has no objections to the withdrawal.
11. The parties agree to a final, non-voidable eviction order based on the agreement to terminate the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of 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 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 1, 2026.
4. The last month's rent deposit shall be applied to the month of March 2026.
5. The Tenants shall pay to the Landlord compensation of \$26.30 per day for the use of the unit starting April 1, 2026, until the date the Tenants move out of the unit.
6. On or before March 31, 2026, the Landlord shall pay to the Tenants \$78.02 which represents interest on the rent deposit for the period from September 1, 2021, to March 2, 2026.
7. The L2 application file number: LTB-L-006393-26 and the T2 application file number: LTB-T-101746-25 is withdrawn, and the LTB file is closed.

8. This order settles all claims advanced by the Landlord and Tenants against one another in relation to this tenancy, up to the date of this order.

March 9, 2026
Date Issued

Oluwatobi Abobarin
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.