



Order under Section 69 and 77 Residential Tenancies Act, 2006

File Number: LTB-L-097765-25

In the matter of: 02, 320 FRONT ST
BELLEVILLE ON K8N2Z8

Between: 10000029643 ONTARIO INC

Landlord

And

MICHAEL DAN MCOY

Tenant

10000029643 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL DAN MCOY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 9, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Marie Beaupre and the Tenant were present.

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.

The parties agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,250.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$41.10. This amount is calculated as follows: \$1,250.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$7,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The parties agreed to a final, non-voidable termination of this tenancy as of March 31, 2026. The application is amended to include an L3 application for termination of tenancy. As such, the Tenant does not have the option to void the eviction order by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Tenant shall pay to the Landlord \$6,305.90. This amount includes rent arrears owing to the date of the hearing and the cost of filing the application.
3. The Tenant shall also pay the Landlord compensation of \$41.10 per day for the use of the unit starting February 10, 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, at 4.00% annually on the outstanding balance.
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 9, 2026
Date Issued

Roxanne Theriault
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, 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.

Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$9,119.90
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,000.00
Total amount owing to the Landlord	\$6,305.90
Plus daily compensation owing for each day of occupation starting February 10, 2026	\$41.10 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	