



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108887-25

In the matter of: 507, 803 CONCESSION ST
HAMILTON ON L8V 1C6

Between: Lak Inc Landlord

And

Michelle Maughn Tenant

Lak Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Maughn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on March 5, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Joseph Kazubek, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. There is no last month's rent on deposit.

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 April 30, 2026.
2. **If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.**
4. If the rental unit has not been vacated on or before April 30, 2026, the Landlord may also collect a per diem rate of \$35.14 (based on \$1 068.90 per month X 12 months / 365 days) for use of the unit starting May 1, 2026 to the day the Tenant vacates the unit.

5. The Tenant shall pay the April 2026 monthly rent on or before April 1, 2026.
6. If the Tenant fails to make the payment in accordance with paragraph 5 above, then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.
7. The Tenant shall pay to the Landlord \$33 073.65, representing the rent arrears up to and including March 31, 2026 and the \$186.00 application filing fee.
8. The Tenant shall pay the amount owing, as per paragraph 7 above, on or before April 30, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing May 1, 2026.

March 12, 2026
Date Issued

Susan Parsons
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 November 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.