



Order under Section 30, 31, and 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-088655-25 (L1)
LTB-T-099008-24 (T2;T6)

In the matter of: Unit 15, 6 Algoma
WAWA ON P0S1K0

Between: TRRICUBE INDUSTRIES Landlord

And

James Langille Tenant

TRRICUBE INDUSTRIES (the 'Landlord') applied for an order to terminate the tenancy and evict James Langille (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application).

The Tenant also applied for an order determining that the Landlord substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 application) and that the Landlord failed to meet their maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

The applications were heard by videoconference on March 11, 2026. The Landlord's legal representatives Graham Alloway and Barron Alloway, the Landlord, and the Tenant's legal representative Mitchell Kent attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the L1 application (LTB-L-088655-25) and the T2/T6 application (LTB-T-099008-24) and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$509.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$16.73. This amount is calculated as follows: \$509.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.

5. The rent arrears owing to March 31, 2026 are \$7,635.00.
6. There is no last month's rent deposit.
7. The Landlord agreed to waive the L1 application filing fee.
8. The Tenant agreed to waive the T2/T6 application filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$7,635.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,310.03. This amount includes rent arrears owing up to the date of the hearing. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$16.73 per day for the use of the unit starting March 12, 2026 until the date the Tenant moves out of the unit.
7. 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 balance outstanding.
8. 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.
9. 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.

10. This order is in full and final settlement of all matters arising from the tenancy up to March 11, 2026.

March 18, 2026
Date Issued

Sandra Sabourin
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 to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$7,635.00
Total the Tenant must pay to continue the tenancy	\$7,635.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$7,310.03
Total amount owing to the Landlord	\$7,310.03
Plus daily compensation owing for each day of occupation starting March 12, 2026	\$16.73 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	