



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001035-26

In the matter of: Unit 1-Bedroom 1, 142 Nottawasaga Street
Orillia ON L3V3J8

Between: 15743800 Canada Inc. Landlord

And

Matthew Robertshaw Tenants
Sherry Bruneau

15743800 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Robertshaw and Sherry Bruneau (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 12, 2026. The Landlord's agent, Mary Chapman, the Landlord's agent, Sam Papadopoulos, the Tenant, Matthew Robertshaw was present on behalf of all Tenants.

I am satisfied the parties understood the terms and consequences of this order.

It is agreed that:

1. The parties reached consent on non-voidable order with termination date of April 5, 2026.
2. The parties reached consent to amend the application and make further clarification to the rental unit address, the parties agreed the rental unit is Unit 1, Bedroom 1
3. The Landlord served the Tenants 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.
4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$1,050.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$34.52. This amount is calculated as follows: \$1,050.00 x 12, divided by 365 days.
7. The rent arrears owing to March 31, 2026, are \$4,200.00.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.
10. The lawful rent from April 1 to April 5, 2026, is \$172.60.
11. The parties agreed to add this to the total rent arrears owing by the Tenants.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on April 5, 2026.
2. The Tenants must move out on or before April 5, 2026.
3. If the unit is not vacated on or before April 5, 2026, then starting April 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 6, 2026.
5. The Tenants shall pay to the Landlord \$4,558.60. This amount includes rent arrears owing up to April 5, 2026, and the cost of filing the application.
6. The Tenants shall also pay the Landlord compensation of \$34.52 per day for the use of the unit starting April 6, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 6, 2026, at 4.00% annually on the balance outstanding.

March 18, 2026
Date Issued

Maryam Cooper
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 6, 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	\$4,200.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,386.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 6, 2026

Rent Owing To April 30, 2026	\$5,250.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$5,436.00

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

Rent Owing To Hearing Date	\$3,564.24
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,750.24
Plus daily compensation owing for each day of occupation starting March 13, 2026	\$34.52 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	