



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-109215-25

In the matter of: 219 Margaret Street
Angus ON L0M1B0

Between: Julia Anne Fox Landlord

And

Kevin Rose Tenant
Jermil Cohen

Julia Anne Fox (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Rose and Jermil Cohen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on March 9, 2026.

The Landlord was self-represented.

The Tenant, Jermil Cohen, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of May 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$1,312.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$23,642.39 including arrears of rent (\$23,456.39) and costs (\$186.00) up to March 31, 2026.
4. The Landlord collected a last month's rent deposit of \$1,200.00 on March 13, 2016 and this deposit shall be applied to the rent for May 2026, the last month of the tenancy.

5. Interest on the rent deposit, in the amount of \$219.77 is owing to the Tenants for the period from March 13, 2016 to April 30, 2026.

On consent of the parties, it is ordered 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 May 30, 2026.
2. If the unit is not vacated on or before May 30, 2026, then starting May 31, 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 31, 2026.
4. The Tenants shall pay the Landlord \$23,422.62 representing arrears of rent (\$23,456.39) up to March 31, 2026 plus the application filing fee (\$186.00) minus the interest on the last month's rent deposit (\$219.77).
5. If the Tenants do not pay the Landlord the full amount owing on or before May 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 31, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenants do not vacate the rental unit on or before May 30, 2026, the Tenants shall also pay the Landlord compensation of \$43.13 per day starting May 31, 2026 and continuing until the date the Tenants vacate the rental unit.

Additional conditions

7. The Tenants shall pay the Landlord the rent for April 2026 on or before April 1, 2026. The payment shall be made via e-transfer to thegranitecompanyinc@gmail.com with password *RENT*.
8. If the Tenants fail to make the payment under paragraph 7 above in full, the Landlord may collect the entire outstanding balance from the amount set out in paragraph 4 immediately.
9. If the Tenants fail to make the payment in accordance with paragraph 7, and by the date required, then:
 - The Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 7 of this order. This may result in the Board issuing an order that terminates the tenancy before May 30, 2026.

March 25, 2026
Date Issued

Angela McLaughlin
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 30, 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.