



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

File Number: LTB-L-001813-26

In the matter of: 71 Connell Lane
Bowmanville ON L1C0L1

Between: Johnson Dartey Landlord

And

Krystyna McCabe Tenant
Tyler Beyette

Johnson Dartey (the 'Landlord') applied for an order to terminate the tenancy and evict Krystyna McCabe and Tyler Beyette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on March 16, 2026.

The Landlords representative Mr. Ansah and the Tenant attended the hearing.

On consent it is ordered that:

1. Pursuant to the L1 Application, 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. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application.
3. The amount of the rent deposit and interest the Landlord owes on the rent deposit are applied to the lawful monthly rent for the month of April 2026.
4. As of the date of the hearing, the Tenant owes the Landlord \$21,786.00.
5. The Tenant will pay \$21,786.00 as follows:
 - (a) Effective April 20, 2026, and on or before the 20th day of each consecutive month, for a period of 21 consecutive months, the Tenant will pay \$1,000.00 per month representing arrears;
 - (b) On or before, January 20, 2028, the Tenant will pay the balance of arrears and filing fees, in the amount of \$786.00.

6. The Tenant shall also pay the Landlord compensation of \$88.77 per day for the use of the unit starting May 1, 2026, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing as shown in paragraph 5 (a) and (b), the Tenant will start to owe interest. This will be simple interest calculated from the day after default, at 4.00% annually on the balance outstanding.
8. 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.
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 May 1, 2026.

March 18, 2026

Date Issued

Suzy Franklyn
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 of the Tenant 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.

