



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

File Number: LTB-L-000879-26

In the matter of: 2, 157 Main
EXETER ON N0M1S1

Between: Jon Baker Landlord

And

Daniel Minard Tenants
Tracy Knol

Jon Baker (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Daniel Minard and Tracy Knol (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 11, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord agents Jill Hamond and Jodie Baker and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,575.94. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$51.81. This amount is calculated as follows: $\$1,575.94 \times 12$, divided by 365 days.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants shall vacate the unit on or before May 31, 2026.
2. The last month rent deposit shall apply to the last month of the Tenancy.
3. The Tenants owe the Landlord \$26,282.00 for arrears of rent to March 31, 2026, and the cost of filing the application.
4. The Landlord shall waive \$11,282.00 of the outstanding arrears of rent as outlined in paragraph 3.
5. The Tenants shall pay the remaining \$15,000.00 in arrears as follows:
 - a) \$500.00 on or before April 20, 2026
 - b) \$500.00 on or before May 20, 2026.
 - c) \$1,000.00 on or before the 20th day of each month beginning June 20, 2026, until the arrears are paid in full.
6. The Tenants shall also pay rent for April on or before April 1, 2026.
7. The Tenants shall also pay the Landlord compensation of \$51.81 per day for the use of the unit starting June 1, 2026, until the date the Tenants move out of the unit.
8. If the Tenants fail to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.

9. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 June 1, 2026.

March 20, 2026
Date Issued

Dillanique Knight
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 December 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.