



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

File Number: LTB-L-107398-25

In the matter of: 5, 170 HICKLING TRAIL
BARRIE ON L4M5T8

Between: Anna Moore Group on behalf of Vignahara Corp. Landlord

And

Steve Wagar Tenant

Anna Moore Group on behalf of Vignahara Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Steve Wagar (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing on March 18, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Jennifer Fiegehen, the Landlord's Agent, Kerry Coghlan and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$24.37. This amount is calculated as follows: \$741.20 x 12, divided by 365 days.

3. The Landlord collected a rent deposit of \$725.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$53.60 is owing to the Tenant for the period from January 27, 2023, to March 18, 2026.
4. The Landlord waived the application filing fee of \$186.00.
5. The parties agreed to the termination date of March 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. 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.
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 April 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$24.37 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.

March 26, 2026
Date Issued

Roxanne Theriault
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 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.