



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

File Number: LTB-L-002225-26

In the matter of: 2186 13th Line
Gilford, ON L0L1R0

Between: Armenio Neto Landlord
Julie Neto

And

Gillian Birrell Tenant
Michael Haywood (aka Mike Haywood)

Armenio Neto and Julie Neto (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Michael Haywood (aka Mike Haywood), and Gillian Birrell (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 25, 2026.

The Landlord's Representative, Lyndsay Dubois, the Landlords, and the Tenants attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.

3. The lawful rent is \$800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: $\$800.00 \times 12$, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$10,600.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. At the hearing, parties agreed to a non-voidable order with an extended termination date of May 14, 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 May 14, 2026.**
2. If the unit is not vacated on or before May 14, 2026, then starting May 15, 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 15, 2026.
4. **If the Tenant vacates on or before May 14, 2026:**
 - a) The Landlord will waive all rent arrears owing for the period from November 1, 2024, to May 14, 2026, no additional rent will be owed for this period.
 - b) The Landlord will also waive the \$186.00 application filing fee.
5. **If the Tenant does not vacate on or before May 14, 2026:**
 - a) The Tenant shall pay to the Landlord \$10,643.50. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 - b) The Tenant shall also pay the Landlord compensation of \$26.30 per day for the use of the unit starting March 26, 2026, until the date the Tenant moves out of the unit.

- c) If the Tenant does not pay the Landlord the full amount owing on or before May 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 15, 2026, at 4.00% annually on the balance outstanding.
6. This consent agreement resolves all issues between the parties as of March 25, 2026.

April 1, 2026

Date Issued

Ken Audziss

Member, 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 15, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Hearing Date, March 25, 2026	\$10,457.50
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$10,643.50
Plus, daily compensation owing for each day of occupation starting March 26, 2026	\$26.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	