



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

File Number: LTB-L-005913-26

In the matter of: 3A, 24254 WINTER LINE RD
PAIN COURT ON N0P 1Z0

Between: 10001066208 Ontario Inc Landlord

and

Crystal Hebert Tenant

10001066208 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Hebert and Jordan Crosby (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a videoconference hearing on March 25, 2026.

The Landlord's Representative Marc Hooper and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant received legal advice about this matter.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The application is amended to remove the name Jordan Crosby as a Tenant and to correct the address of the rental unit.
- 2) The current rent is \$1,950.00. It is due on the 1st day of each month.
- 3) Based on the Monthly rent, the daily rent/compensation is \$64.11. This amount is calculated as follows: \$1,950.00 x 12 months, divided by 365 days.
- 4) The rent arrears owing to March 31, 2026 are \$9,750.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) There is no last month's rent deposit.

- 7) *On or before April 1, 2027, the Tenant and the Landlord will renegotiate a further payment plan for the remaining arrears and costs.
- 8) The Landlord will not enforce the interest clause per paragraph 8 of this order UNLESS the Tenant does not follow the payment plan up to March 1, 2027 in paragraph 7 of this order OR UNLESS no feasible payment is renegotiated with the Tenant per paragraph 7) of the Agreed Facts OR UNLESS the Tenant fails to make the payments agreed to in any renegotiated payment plan.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before April 16, 2026.**
2. The Tenant shall pay the Landlord compensation of \$64.11 per day for the use of the unit starting March 26, 2026 until the date the Tenant moves out of the unit.
3. If the Tenant does not pay the Landlord the full amount of daily rent owing on or before April 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 17, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before April 16, 2026, then starting April 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 17, 2026.
6. The Tenant shall also pay to the Landlord \$9,588.75. 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.
7. The Tenant shall pay to the Landlord the amount set out in paragraph 6 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 1, 2026	\$100.00
June 1, 2026	\$100.00
July 1, 2026	\$100.00
August 1, 2026	\$100.00
September 1, 2026	\$100.00
October 1, 2026	\$100.00
November 1, 2026	\$100.00
December 1, 2026	\$100.00
January 1, 2027	\$100.00
February 1, 2027	\$100.00
March 1, 2027	\$100.00
April 1, 2027	\$8,488.75*

8. Should the Tenant fail to make any of the payments as listed in paragraph 7 of this order, in full and on time while any arrears or costs are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.
9. This order is in full and final settlement of this application.

March 31, 2026
Date Issued

Denise Hannivan
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 October 17, 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.

Schedule 1

SUMMARY OF CALCULATIONS

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

Rent Owing to Hearing Date	\$9,402.75
Application Filing Fee	\$186.00
Total amount owing to the Landlord up to March 25, 2026	\$9,588.75
Plus daily compensation owing for each day of occupation starting March 26, 2026	\$64.11 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	