



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

File Number: LTB-L-005827-26

In the matter of: BASEMENT, 24 PATRICIA CRT
BRAMPTON ON L6Y 3M7

Between: Lancelot Maureen Properties Inc.

Landlord

and

Anna Walford
Elroy Edwards

Tenants

Lancelot Maureen Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Walford and Elroy Edwards (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 25, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Kareema Giscombe-Bartley and the Tenants participated in the mediation. The Tenants did not receive legal advice about this application prior to the mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and 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) There may be issues with service of the Landlord's Notice to End Tenancy Early for Non-payment of Rent (N4 Notice), but the parties are aware of this and still wish to move forward with this Order on Consent.
- 2) The current rent is \$2,500.00. It is due on the 1st day of each month.

- 3) Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12 months, divided by 365 days.
- 4) The Tenants have paid \$5,000.00 to the Landlord since the application was filed.
- 5) The rent arrears owing to March 31, 2026 are \$2,500.00.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 7) The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- 8) Interest on the rent deposit, in the amount of \$150.32 is owing to the Tenants for the period from October 1, 2023 to March 25, 2026.
- 9) The Landlord agrees the rent for April 2026 and May 2026 can be paid per the payment schedule in paragraph 10 of this Order. If the Tenancy continues, rent again becomes due on the 1st day of each month starting June 1, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$5,186.00* if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$7,686.00* if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after May 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order, the Tenants must move out of the rental unit on or before May 31, 2026.**

* LESS any payment made toward rent and/or arrears/costs per paragraphs 9 or 10 of this order.

5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$409.57*. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$82.19 per day for compensation for the use of the unit starting March 26, 2026 until the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. 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.
8. 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.

* LESS any payment made toward rent and/or arrears/costs per paragraphs 9 or 10 of this order.

Additional Conditions

9. The Tenants shall make the following payments to the Landlord to be applied to the amount owing per paragraph 2 of this order:

Date Payment Due	Amount of Payment
May 18, 2026	\$843.00
May 31, 2026	\$1,843.00

10. The Tenants shall also pay to the Landlord new rent for April 2026 and May 2026 in the following manner by the following dates, or until the arrears in paid in full, whichever date is earliest:

Date Payment Due	Amount of Payment	Type of Payment
April 15, 2026	\$2,500.00	April 2026 Rent
April 29, 2026	\$1,500.00	First Part of May 2026 Rent
May 18, 2026	\$1,000.00	Last Part of May 2026 Rent

11. If the Tenants make the payments as indicated in paragraphs 9 or 10, these payments shall reduce the amount required to void the order as set out in paragraph 2 accordingly.

12. If the Tenants fail to make the payments in accordance with paragraphs 9 or 10 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Residential Tenancies Act for an order terminating the tenancy and EVICTING THE TENANTS EARLIER THAN MAY 31, 2026, and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.
13. This Order on Consent is in full and final settlement of the application.

April 2, 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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing to April 30, 2026	\$10,000.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,000.00
Total the Tenant must pay to continue the tenancy	\$5,186.00*

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$12,500.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,000.00
Total the Tenant must pay to continue the tenancy	\$7,686.00*

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to the Hearing Date	\$7,054.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,000.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$150.32
Total amount owing to the Landlord	\$(409.57)*
Plus daily compensation owing for each day of occupation starting March 26, 2026	\$82.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

* LESS any payment made toward rent and/or arrears/costs per paragraphs 9 or 10 of this order.