



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

File Number: LTB-L-074944-25

In the matter of: 203, 419 FOURTH ST E.
CORNWALL ON K6H2J5

Between: 2672902 ONTARIO INC. Landlord

And

RONALD MCLAUGHLIN Tenant
TAMMY MCLAUGHLIN

2672902 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict RONALD MCLAUGHLIN and TAMMY MCLAUGHLIN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 26, 2026. The Landlord's legal representative, James Moak, and the Tenant, Tammy McLaughlin were in attendance. The Tenant, Tammy McLaughlin, had permission to speak on behalf of the Tenant, Ronald McLaughlin, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of May 31, 2026.
2. The current lawful rent is \$1,907.35. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$62.71. This amount is calculated as follows: \$1,907.35 x 12 months, divided by 365 days.
4. The rent arrears owing to March 31, 2026, are \$15,213.13.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,750.00 that is still being held by the Landlord. This may be applied to the last month of tenancy.
7. Interest on the rent deposit, in the amount of \$84.82 is owing to the Tenant for the period from Jan 2, 2024, to the date of the hearing. This amount may be applied to the last month of the tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before May 31, 2026.
2. The last month's rent deposit and the applicable interest owing to the Tenant being held by the Landlord will be applied to the month of May 2026.
3. The Tenant shall pay to the Landlord \$15,401.13, which represents the arrears of rent (\$15,213.13), plus the filing fee (\$186.00) for the period ending March 31, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in full on or before June 1, 2026.
5. If the Tenant defaults on the payment as noted in paragraph 4 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').
6. The Tenant shall pay the lawful rent for the month of April 2026, in full and on time as it comes due on the first day of the month.
7. If the Tenant fails to make the payment in accordance with paragraph 6 this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after March 31, 2026.
8. If the unit is not vacated on or before May 31, 2026, then the Tenant shall pay the Landlord compensation of \$62.71 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
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.

April 1, 2026
Date Issued

Sonja Richter
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 Residential Tenancies Act, 2006, (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.