



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

File Number: LTB-L-097491-25 & LTB-T-073014-25

In the matter of: 13325 FIFTH LINE NASSAGAWEYA
ROCKWOOD ON N0B2K0

Between: Earle Greenlaw Landlord
Michele Greenlaw

And

Kimberley Merna Prete Tenant
~~Adrianna Prete~~
~~Nathan Prete~~
David Prete

Earle Greenlaw and Michele Greenlaw (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberley Merna Prete, ~~Adrianna Prete~~, ~~Nathan Prete~~ and David Prete (the 'Tenant') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was to be heard by videoconference on March 25, 2026. The Landlord's representative, Colin James Mitchell the Landlord, Michele Greenlaw and the Tenants, Kimberley Merna Prete, and David Prete attended the hearing. The Tenants did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The parties agree to remove Adrianna Prete and Nathan Prete from the tenancy agreement.
3. The lawful rent is \$4,000.00. It is due on the 1st day of each month.
4. The parties requested a non-voidable eviction order with an eviction date of June 30, 2026
5. Based on the Monthly rent, the daily rent/compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12, divided by 365 days.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to March 31, 2026, are \$28,000.00.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$4,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$80.55 is owing to the Tenants for the period from April 10, 2025, to March 25, 2026 and the Tenants are waiving the interest owing.
11. At the hearing, the Tenants requested to withdraw the file LTB-T-073014-25.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The file LTB-T-073014-25 is withdrawn and the LTB's file is closed.
3. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit is deducted from the amount owing by the Tenant.
4. As of the date of the hearing, the Tenants owe the Landlords **\$23,473.75** See Schedule 1 for the calculation of the amount owing.
5. If the Tenants complies with paragraph 1 of this order the balance outstanding in paragraph 4 of this order above the Landlords shall waive and any future rents that become owing.
6. If the Tenant fails to comply with paragraph 1 of this order above the full amount owing in paragraph 4 of this order above, the Tenant will start to owe interest. This will be simple interest calculated from date after the breach at 4.00% annually on the balance outstanding.

7. If the Tenant fails to with paragraph 1 of this order above. The Tenants shall also pay the Landlords compensation of \$131.51 per day for the use of the unit starting March 26, 2026, to the date the Tenant moves out of the unit.
8. If the Tenants do not pay the Landlords the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.
11. This order settles all claims advanced by the Tenant and/or the Landlord against one another in relation to this tenancy, up to the date of the hearing.

March 30, 2026**Date Issued**_____
John Russett

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 January 1, 2027 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 Tenants must pay as the tenancy is terminated

Rent Owing To March 25, 2026	\$27,287.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$4,000.00
Less the amount of the interest on the last month's rent deposit, waived by Tenants.	-\$80.55
Total amount owing to the Landlords	\$23,473.75
Plus daily compensation owing for each day of occupation starting March 26, 2026	\$131.51 (per day)