



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

File Number: LTB-L-007194-26

In the matter of: Basement Unit, 1649 B COUNTY ROAD 15
PICTON ON K0K2T0

Between: Lisa O'Neil Landlord

And

Lori Carter-Birtch Tenant

Lisa O'Neil (the 'Landlord') applied for an order to terminate the tenancy and evict Lori Carter-Birch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 1, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO). The Landlord, Lisa O'Neil, and the Tenant, Lori Carter-Birch, were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

The parties agreed on consent to amend the application and correct the spelling of the Tenant's last name to Birtch.

The parties reached consent on non-voidable order with termination date of April 4, 2026.

The Landlord served the Tenant with a 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.

As of the hearing date, the Tenant was still in possession of the rental unit.

The lawful rent is \$1,400.00. It is due on the 1st day of each month.

Based on the Monthly rent, the daily rent/compensation is \$46.03. This amount is calculated as follows: \$1,400.00 x 12, divided by 365 days.

The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

The parties agreed on consent to terminate the Tenancy on April 4, 2026, and the Tenant agreed to pay to the Landlord \$184.11. This amount represents daily rent from April 1-April 4, 2026.

The Landlord collected a rent deposit of \$1,400.00 from the Tenant 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 in March 2026.

The Tenant agreed to pay to the Landlord \$1,770.11. This amount represents the rent arrears owing to Feb 28, 2026, the application filing fee and the daily rent from April 1 to April 4, 2026.

Interest on the rent deposit, in the amount of \$69.23 is owing to the Tenant for the period from February 1, 2024, to April 1, 2026. (\$1,770.11 minus interest on the rent deposit is \$1,700.88)

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 4, 2026.
2. The Tenant must move out on or before April 4, 2026.
3. If the unit is not vacated on or before April 4, 2026, then starting April 5, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 5, 2026.
5. The Tenant shall pay to the Landlord \$1,700.88. This amount includes rent arrears owing up to April 4, 2026, and the cost of filing the application. The interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
6. The Tenant shall also pay the Landlord compensation of \$46.03 per day for the use of the unit starting April 5, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before April 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 5, 2026, at 4.00% annually on the balance outstanding.

April 7, 2026
Date Issued

Maryam Cooper
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 5, 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.

