



Order under Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-073945-25-HR2

In the matter of: 1222 CENTRAL AVE
WINDSOR, ON N8Y3V2

Between: Windsor Essex Community Housing Corporation Landlord

and

Georgian Denham Tenant

DE NOVO HEARING ORDER

Procedural History of Application

Windsor Essex Community Housing Corporation (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Georgian Denham (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 13, 2025 with only the Landlord's side attending. Order LTB-L-073945-25 was issued on December 3, 2025 which was a voidable eviction order effective December 31, 2025 (the 'L1 Order').

On January 7, 2026 the Tenant requested a stay of the L1 Order and a review, claiming they were not reasonably able to participate in the proceeding.

Review interim order LTB-L-073945-25-RV-IN was issued on January 8, 2026 which stayed the L1 Order and directed the request to a review hearing.

The review was heard by videoconference on January 29, 2026 with both parties attending. Review order LTB-L-073945-25-RV-IN2 was issued on February 4, 2026, granting the Tenant's request for review and cancelling the L1 Order. There was no time to start the *de novo* (new) L1 hearing, so the hearing was adjourned.

The adjourned *de novo* L1 hearing was heard by videoconference on March 24, 2026. The Landlord's legal representative Brandon Valley (paralegal) attended the hearing. The Tenant also attended the hearing and spoke to tenant duty counsel before the hearing started.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The parties agreed to a non-voidable eviction order effective April 30, 2026. The tenancy is terminated as of April 30, 2026, and the Tenant shall move out of the rental unit on or by April 30, 2026.
2. The parties agreed that the monthly rent is \$139.00, due on the first (1st) day of each month. Based on the monthly rent, the daily rent/compensation is \$4.57 per day, calculated as follows: (\$139.00 times 12 months) divided by 365 days.
3. The parties agreed there was no last month's rent deposit collected.
4. The parties agreed that the grand total currently owing is \$4,155.00 (which includes rent arrears up to March 31, 2026 and \$186.00 for reimbursement for the cost of filing the application).
5. The Tenant shall pay the Landlord the total amount owing of **\$4,155.00 on or by April 30 2026**. If the Tenant does not pay the full amount owing on or by April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 onwards at 4.00% annually on any balance outstanding.
6. [NOTE: The parties gave submissions that the grand total owing would increase to \$4,294.00 on April 1, 2026. I have no jurisdiction to order future rent, especially since the Tenant may voluntarily choose to vacate before April 1, 2026. The Landlord may pursue a L10 application if any new rent arrears accrue after this hearing but before the termination date.]
7. If the Tenant does not vacate the rental unit on or by April 30, 2026, then the Tenant shall also pay the Landlord daily compensation of **\$4.57 per day starting May 1, 2026** until the date the Tenant actually moves out of the rental unit or gets evicted by Sheriff enforcement.
8. If the Tenant does not vacate the rental unit on or by April 30, 2026, then starting May 1, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction can be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the rental unit to the Landlord on or after May 1, 2026

April 8, 2026
Date Issued

Michelle Tan
Vice Chair, Landlord and Tenant Board

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 November 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.