



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

File Number: LTB-L-006653-26

In the matter of: 184 DYER DR
Wasaga Beach ON L9Z 1L9

Between: DAVID CLARK Landlord

And

DARREN JINKS Tenant

DAVID CLARK (the 'Landlord') applied for an order to terminate the tenancy and evict DARREN JINKS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2026. The Landlord's Representative, paralegal, Lawrence J. Pomfret, the Tenant's support, Danah Willard, and the Tenant, Darren Jinks, attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The parties have agreed to resolve the issues in this application with a non-voidable eviction order with an eviction date of April 30, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,621.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$53.29. This amount is calculated as follows: \$1,621.00 x 12 months, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$12,968.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,580.00 from the Tenant and this deposit will be applied to the arrears.
9. Interest on the rent deposit, in the amount of \$356.68 is owing to the Tenant for the period from June 1, 2013, to April 30, 2026, and this will be applied to the arrears.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **April 30, 2026**.
2. The Tenant shall pay to the Landlord \$11,195.02 or before April 30, 2026. This amount includes rent arrears owing up to the hearing date, and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$53.29 per day for the use of the unit starting March 31, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 1, 2026.

April 14, 2026
Date Issued

Pauline Brewster
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay

Rent Owing To Hearing Date (March 30, 2026)	\$12,945.70
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,580.00
Less the amount of interest on the last month's rent (January 1, 2026, to January 31, 2026)	-\$356.68
Total amount owing to the Landlord	\$11,195.02
Plus daily compensation owing for each day of occupation starting March 31, 2026.	\$53.29 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	