



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

File Number: LTB-L-005555-26

In the matter of: 5, 55 GLENELG ST W
LINDSAY ON K9V2V3

Between: Lee Morlando Landlord

And

Steve Henderson Tenants
Jacob Henderson

Lee Morlando (the 'Landlord') applied for an order to terminate the tenancy and evict Steve Henderson and Jacob Henderson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on April 02, 2026.

The Landlord and the Landlord's Representative, Elizabeth Chea, were present.

The Tenant, Steve Henderson, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

Preliminary Matter

- a. Madeline Ghaznavi, who was listed as a Tenants in the Landlord's application, moved out of the rental unit on November 1, 2025.
- b. The Landlord's application is amended to remove Madeline Ghaznavi as a Tenants.

The Parties agree that:

1. The lawful rent is \$2,200.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.

3. The rent arrears owing to February 28, 2026, are \$13,200.00.
4. The Landlord waives the \$186.00 application filing fee.
5. The Landlord collected a rent deposit of \$2,200.00 from the Tenants, and this deposit is still being held by the Landlord. The rent deposit is applied to the period of March 2026.
6. Interest on the rent deposit, in the amount of \$82.09, is owing to the Tenants for the period from September 1, 2024, to April 2, 2026.
7. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 15, 2026.
2. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 16, 2026.
4. If the Tenants comply with paragraph 1 of this order, the Landlord waives the amount of \$13,117.91 owing to February 28, 2026, and the daily compensation of \$72.33 per day for the use of the unit from April 1 to April 15, 2026.
5. If the Tenants do not comply with paragraph 1 of this order, the Tenants shall pay to the Landlord \$13,117.91. This amount represents rent arrears owing up to February 28, 2026. The interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants.
6. The Tenants shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting April 1, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 16, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 17, 2026, at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

Eno Ubia
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 16, 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.