



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

File Number: LTB-L-006086-26

In the matter of: 1, 8 WEST AVE N
HAMILTON ON L8L 5B8

Between: Dragan Matic Landlord

And

TERESA OWEN Tenants
JONATHAN OWEN

Dragan Matic (the 'Landlord') applied for an order to terminate the tenancy and evict TERESA OWEN and JONATHAN OWEN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 30, 2026. The Landlord, Dragan Matic, and the Tenant, Teresa Owen on behalf on the Tenants, attended the hearing. The Tenant did not speak with Duty Counsel prior to 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 by terminating the tenancy as of April 3, 2026.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,506.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.51. This amount is calculated as follows: \$1,506.00 x 12 months, divided by 365 days.
5. The Tenants have paid \$900.00 to the Landlord since the application was filed.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The rent arrears owing to March 31, 2026, are \$3,971.00 plus filing fees. However, the Landlord has agreed to waive \$492.00, leaving the amount owing to be \$3,665.00.
8. The Landlord collected a rent deposit of \$1,400.00 from the Tenants and this deposit will be applied to the arrears.
9. Interest on the rent deposit, in the amount of \$139.58 is owing to the Tenants for the period from July 2, 2021, to April 3, 2026, and this will be applied to the arrears.

On consent, it is ordered 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 3, 2026**.
2. The Tenants shall pay to the Landlord, \$2,114.91, on or before April 3, 2026. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit, the amount the Landlord agreed to waive and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants 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 Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before April 3, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 4, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 3, 2026, then starting April 4, 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 April 4, 2026.

April 15, 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 October 4, 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 Tenants must pay

Rent Owing To Hearing Date (March 30, 2026)	\$4,850.30
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$900.00
Less the amount of the last month's rent deposit	- \$1,400.00
Less the amount of interest on the last month's rent (January 1, 2026, to January 31, 2026)	-\$129.39
Less the amount forgiven by Landlord	-\$492.00
Total amount owing to the Landlord	\$2,114.91
Plus daily compensation owing for each day of occupation starting March 31, 2026.	\$49.51 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	