



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008154-26

In the matter of: A, 514 FAIRWAY RD
WOODSTOCK ON N4T 0K8

Between: Millenikor Investments Inc Landlord

and

Audrey Welch Tenant

Millenikor Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Audrey Welch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a Hearing scheduled on April 9, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agents Beverly Brown and Brett Joseph Cormier and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The application is amended to correct the current rent amount at the time of filing to \$2,095.00 paid monthly.
- 2) The current rent on the day of the hearing is \$2,095.00. It is due on the 1st day of each month.
- 3) Based on the Monthly rent, the daily rent/compensation is \$68.88. This amount is calculated as follows: \$2,095.00 x 12 months, divided by 365 days.
- 4) The rent arrears owing to April 30, 2026 are \$11,570.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- 6) The Landlord collected a rent deposit of \$2,095.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period of the tenancy as the tenancy is terminated.
- 7) Interest on the rent deposit, in the amount of \$32.16 is owing to the Tenant for the period from August 13, 2025 to April 9, 2026.
- 8) The Tenant and the Landlord's Agents will discuss a payment plan for the full amount that the Tenant owes that will start after July 31, 2026.
- 9) The Tenant will provide updated contact information to the Landlord's Agents by April 22, 2026 and will provide updated contact information to the Landlord's Agents if and when it changes.
- 10) If the Tenant vacates the unit by April 22, 2026, the Landlord will reduce the arrears by one month's rent.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before April 22, 2026.**
2. If the Tenant vacates the unit on or before April 22, 2026, the Tenant shall pay to the Landlord \$6,058.76. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit, the interest the Landlord owes on the rent deposit, and one month's rent are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does *not* vacate the unit on or before April 22, 2026, the Tenant shall pay to the Landlord \$8,153.76. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and the 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.
4. The Tenant shall also pay the Landlord compensation of \$68.88 per day for the use of the unit starting April 10, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before April 22, 2026, then starting April 23, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 23, 2026.

8. This order is in full and final settlement of this application.

April 14, 2026

Date Issued

Denise Hannivan

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 23, 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

A. Amount the Tenant must pay if the Tenant vacates the unit *ON OR BEFORE* April 22, 2026

Rent Owing to April 9, 2026, the Hearing Date	\$10,094.92
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,095.00
Less the amount of the interest on the last month's rent deposit	- \$32.16
Less the one month's rent	- \$2,095.00
Total amount owing to the Landlord	\$6,058.76
Plus daily compensation owing for each day of occupation starting April 10, 2026	\$68.88 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

A. Amount the Tenant must pay if the Tenant vacates the unit *AFTER* April 22, 2026

Rent Owing to April 9, 2026, Hearing Date	\$10,094.92
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,095.00
Less the amount of the interest on the last month's rent deposit	- \$32.16
Total amount owing to the Landlord	\$8,153.76
Plus daily compensation owing for each day of occupation starting April 10, 2026	\$68.88 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	