



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003099-26

In the matter of: 11E, 1 BEAUFORT ST
LONDON ON N6G1A5

Between: Centurion Property Associates Inc Landlord

And

Jaden Edgar Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jaden Edgar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 13, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Robert Rose and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The parties negotiated a non-voidable termination date in good faith.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$815.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$26.79. This amount is calculated as follows: $\$815.00 \times 12$, divided by 365 days.
5. The rent arrears owing to April 30, 2026, are \$1,537.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$815.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$14.44 is owing to the Tenant for the period from July 2, 2025, to March 31, 2026

9. The parties have signed an N11 Agreement which contemplates a termination date of April 30, 2026.

On consent of the parties, it is ordered that:

1. The Tenancy is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. The Tenant shall pay the Landlord \$893.56 on or before April 30, 2026. This amount represents arrears of rent to April 30, 2026, costs, less the last month rent deposit and due interest.
3. The Tenant shall also pay the Landlord compensation of \$26.79 per day for the use of the unit starting May 01, 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, in accordance with the *Courts of Justice Act* 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 17, 2026
Date Issued

Adam Rogers
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

A. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To April 30, 2026	\$1,537.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$815.00
Less the amount of the interest on the last month's rent deposit	- \$14.44
Total amount owing to the Landlord	\$893.56
Plus daily compensation owing for each day of occupation starting May 01, 2026	\$26.79 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	