



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

File Number: LTB-L-049922-25

In the matter of: 20344 Menard Street, PO 46
Green Valley ON K0C1L0

Between: Gilles Decoste Landlord
Giselle Decoste

And

Dave Poulin Tenant

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Gilles Decoste and Giselle Decoste (the 'Landlord') applied for an order to terminate the tenancy and evict Dave Poulin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2026.

The Landlord, Gilles DeCoste,, the Landlord’s legal representative, Denis Sabourin, the Tenant, and the Tenant’s legal representative, Amber Miller, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,786.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$10,586.00 if the payment is made on or before May 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after May 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 30, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,327.90. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlord compensation of \$26.30 per day for the use of the unit starting April 14, 2026 until the date the Tenant moves out of the unit (the monthly rent is \$800.00).
 7. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before May 30, 2026, then starting May 31, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 9. 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 31, 2026.
 10. The parties acknowledged that this paragraph 10 does not form an enforceable part of this order, but requested that the following agreement be documented. The parties expect that the Tenant will make a *bona fide* offer to purchase the property by May 30, 2026. If an agreement of purchase and sale is entered into, it may address the rent arrears owing. The parties agreed that if they enter a binding agreement of purchase and sale that accounts for the rent arrears, this would result in this order being voided in accordance with paragraph 2 of this order.

April 20, 2026
Date Issued

Mark Melchers
Member, 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 December 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 to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$16,000.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,400.00
Total the Tenant must pay to continue the tenancy	\$9,786.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 1, 2026

Rent Owing To May 31, 2026	\$16,800.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,400.00
Total the Tenant must pay to continue the tenancy	\$10,586.00

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

Rent Owing To Hearing Date	\$15,541.90
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,400.00
Total amount owing to the Landlord	\$9,327.90
Plus daily compensation owing for each day of occupation starting April 14, 2026	\$26.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	