



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006 and Section 21.1 Statutory Powers
Procedure Act

File Numbers: LTB-L-009537-26 (L2/N13)-AM

LTB-L-058816-25 (L2/N5)-AM

LTB-T-092012-24 (T2)-AM

LTB-T-011849-26 (T2)-AM

LTB-T-009366-26 (T1)-AM

LTB-T-026900-26 (T6)-AM

In the matter of: 4154 Talbot Trail
Merlin ON N0P1W0

Between: Marylou Coatsworth Landlord

And

Dan Nicol Tenant

Marylou Coatsworth (the 'Landlord') applied for an order to terminate the tenancy and evict Dan Nicol (the 'Tenant') because the Landlord requires possession of the rental unit in order to demolish the unit. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date (LTB-L-009537-26).

Marylou Coatsworth (the 'Landlord') also applied for an order to terminate the tenancy and evict Dan Nicol (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and because the Tenant or someone visiting or living with the Tenant has wilfully or negligently damaged the rental unit or the residential complex (LTB-L-058816-25).

Dan Nicol (the 'Tenant') applied for an order determining that Marylou Coatsworth (the 'Landlord') entered the rental unit illegally; and that the Landlord harassed, coerced, obstructed, threatened or interfered with the Tenant (LTB-T-092012-24).

Dan Nicol (the 'Tenant') also applied for an order determining that Marylou Coatsworth (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or a member of the Tenant's household; and that the Landlord harassed, coerced, obstructed, threatened or interfered with the Tenant (LTB-T-011849-26).

Dan Nicol (the 'Tenant') also applied for an order determining that Marylou Coatsworth (the 'Landlord') collected or retained money illegally (LTB-T-009366-26).

Dan Nicol (the 'Tenant') applied for an order determining that Marylou Coatsworth (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (LTB-T-026900-26).

These applications were mediated by videoconference on March 26, 2026. As a result of the mediation, the hearing scheduled for LTB-T-009366-26 on April 21, 2026 is cancelled. There are no hearings scheduled for any of the other files as of the date the order is issued.

The Landlord attended with Legal Representative, Audrey Skinner.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

This amended order is issued to correct clerical errors in the order issued on April 9, 2026. Changes will be bolded and underlined for ease of reference. The rest of the order remains unchanged.

The parties agree:

1. The Tenant will vacate the rental unit prior to 4:00pm on June 30, 2026.
2. The Tenant may vacate the rental unit prior to the termination date by providing the Landlord with 3 days' notice.
3. Before vacating the rental unit, the Tenant will:
 - a) Remove the sea-can from the property;
 - b) Remove all of the Tenant's possessions from the garage;
 - c) Remove all debris from the long grass on the property;
 - d) Remove the dressers from the rental unit;
 - e) Obtain a final reading for the hydro and water bills for the rental unit;
 - f) Pay all hydro and water charges in full, up to the termination date; and
 - g) Leave the fridge and the blue shed behind if the Tenant chooses to do so.
4. The Landlord will conduct inspections at the residential complex, with proper notice, as follows:

- a) On or before 5:00pm on May 15, 2026 to asses the progress of completing 3c) above; and
- b) On or before June 15, 2026 to assess the progress with terms 3a) through 3e) above; and
- c) On or before June 30, 2026 for a final, move-out inspection.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.
4. If the Tenant does not vacate the rental unit on or before June 30, 2026, the Tenant shall pay the Landlord \$18.90 per day starting July 1, 2026 and continuing until the date the Tenant vacates the rental unit.
5. On or before April 8, 2026, the Landlord shall pay the Tenant \$15,000.00 via bank draft to be picked up from the Landlord's Legal Representative's office.
6. If the Tenant vacates the rental unit and returns all rental unit keys to the Landlord on or before June 30, 2026, and if the Tenant complies with the final, move-out inspection and if all terms and conditions of this order are met, then the Landlord shall pay the Tenant an additional \$15,000.00 via bank draft to be picked up from the Landlord's Legal Representative's office.
7. If the Tenant does not meet all the terms of paragraph 6 above, then the second payment of \$15,000.00 will not be due and owing.
8. If the Landlord does not make any of the required payments in full and by the applicable deadlines, the Landlord will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
9. This order resolves all issues regarding this tenancy up to the date of the mediation.

April 9, 2026
Date Issued

Angela McLaughlin
Hearings Officer, Landlord and Tenant Board

April 23, 2026
Date Amended

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 of the Tenant expires on January 1, 2027 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.