



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011479-26

In the matter of: Unit A, 53 GUELPH ST
GUELPH ON N1H5Y9

Between: Roger Cohen Landlord

And

Eileen Meier Tenants
Clifford Meier
Amy Meier
Mary Meier

Roger Cohen (the 'Landlord') applied for an order to terminate the tenancy and evict Eileen Meier, Clifford Meier, Amy Meier and Mary Meier (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 Application); and the Tenants have been persistently late in paying the Tenants rent (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 15, 2026. The Landlord's legal representative, Janet Van Oordt and the Tenant, Eileen Meier attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,139.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$103.20. This amount is calculated as follows: \$3,139.00 x 12 months, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$11,281.00.

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 \$3,000.00 from the Tenants 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 \$208.51 is owing to the Tenants for the period from May 12, 2023, to April 15, 2026.
9. The Tenants owe the Landlord \$257.24 towards utility costs.
10. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenants do not have the option to void the order by paying the rent arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 May 16, 2026.
4. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.
5. As of the date of the hearing, the Tenants owes the Landlord \$6,667.49. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall pay the Landlord compensation of \$103.20 per day for the use of the unit starting April 16, 2026, to the date the Tenants move out of the unit.
7. The Tenants shall also pay to the Landlord \$257.24 towards the cost of utility.
8. If the Tenants do not pay the Landlord the full amount owing on or before May 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

Oluwatobi Abobarin
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 of the Tenant expires on November 16, 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 as the tenancy is terminated

Rent Owing To April 15, 2026	\$9,690.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$3,000.00
Less the amount of the interest on the last month's rent deposit	-\$208.51
Total amount owing to the Landlord	\$6,667.49
Plus daily compensation owing for each day of occupation starting April 16, 2026	\$103.20 (per day)
Utility costs	\$257.24