



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010206-26

In the matter of: Unit 3, 10 Patton
GRIMSBY ON L3M3M5

Between: Catherine Bratton Landlord
Michael Lawrence Williscraft

And

Stefanie-Leigh Green Tenant

Catherine Bratton and Michael Lawrence Williscraft (the 'Landlord') applied for an order to terminate the tenancy and evict Stefanie-Leigh Green and Robert Bell (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 9, 2026. The following parties participated in the mediation: The Landlord and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The application is amended to remove Robert Bell as a Tenant.
2. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of May 31, 2026.
3. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
5. The rent arrears owing to April 30, 2026 are \$12,700.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

8. The Landlord agrees to waive \$12,886.00 which represents rent arrears to the end of April 30, 2026 and costs, providing the Tenant vacates the rental unit on or before May 31, 2026 and pays rent for the rental period of May 2026 on or before May 31, 2026.
9. The Tenant agrees to pay any outstanding balance to utility Grimsby Power Inc. to a zero balance at the end of the tenancy.

On consent of the parties, 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 May 31, 2026.
2. The Tenant owes the Landlord \$12,886.00, which represents rent arrears owing to April 30, 2026 plus the filing fee.
3. The Tenant shall pay to the Landlord the lawful rent for May 2026 in full and on or before May 31, 2026.
4. If the Tenant vacates the rental unit on or before May 31, 2026 and complies with paragraph 3 of this order the Landlord agrees to waive \$12,886.00, which is the entire amount owing under paragraph 2 of this order.
5. If the Tenant does not vacate the rental unit on or before May 31, 2026 or does not comply with paragraph 3 or this order, the full balance of arrears owed to the Landlord by the Tenant in accordance with paragraph 2 of this order will be come immediately due and owing.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
7. The Tenant shall pay the Landlord compensation of \$59.18 per day for the use of the unit starting June 1, 2026 to the date the Tenant moves out of the unit.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 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 June 1, 2026.

April 22, 2026
Date Issued

Rolland Roopchand
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 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.