



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

**File Number:** LTB-L-008643-26

**In the matter of:** 7, 74 SHEPHERD ST W  
WINDSOR ON N8X1B9

**Between:** 74 SHEPHERD ST HOLDINGS CORP. Landlord

**And**

DIANNE HODARE Tenants  
WARREN HALL

74 SHEPHERD ST HOLDINGS CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict DIANNE HODARE and WARREN HALL (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 scheduled to be heard by videoconference on April 15, 2026.

The Landlord, represented by Angie Gravelle and the Tenants engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

**The parties agreed that:**

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,495.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$49.15. This amount is calculated as follows: \$1,495.00 x 12, divided by 365 days.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$1,495.00 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.
6. Interest on the rent deposit, in the amount of \$18.58 is owing to the Tenants for the period from September 12, 2025, to April 15, 2026.

**On consent, it is ordered 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 31, 2026.
2. The last month's rent deposit shall be applied to the last month of the tenancy.
3. The Tenants shall pay the Landlord any rent arrears owing up to April 30, 2026, and the cost of filing the application. The interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.
4. As of April 30, 2026, the Tenants owe the Landlord \$7,465.00. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlord compensation of \$49.15 per day for the use of the unit starting June 1, 2026, to the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
7. 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.
8. 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 21, 2026**  
**Date Issued**

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Cheryl Lavoie  
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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay as the tenancy is terminated**

|                                                                                  |                      |
|----------------------------------------------------------------------------------|----------------------|
| Rent Owing To April 30, 2026                                                     | \$7,465.00           |
| Application Filing Fee                                                           | \$186.00             |
| <b>Less</b> the amount of the interest on the last month's rent deposit          | -\$18.58             |
| <b>Total amount owing to the Landlord</b>                                        | <b>\$7,632.42</b>    |
| Plus daily compensation owing for each day of occupation starting April 16, 2026 | \$49.15<br>(per day) |