



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

File Number: LTB-L-011457-26

In the matter of: 7, 44 FROOD RD
SUDBURY ON P3C4Z2

Between: Kashif Merchant Landlord

And

Steve Verrette Tenants
Nadia Shae Southwind

Kashif Merchant (the 'Landlord') applied for an order to terminate the tenancy and evict Steve Verrette and Nadia Shae Southwind (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 16, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Ashley Cassidy, the Landlord's Agent, Wali Hossaim, and the Tenants were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

1. The parties reached consent on non-voidable order with termination date of April 30, 2026.
2. The Tenants elected to terminate the Tenancy on April 30, 2026.
3. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$1,350.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$44.38. This amount is calculated as follows: \$1,350.00 x 12, divided by 365 days.

7. The rent arrears owing to April 30, 2026, are \$9,450.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on April 30, 2026.
2. The Tenants must move out on or before April 30, 2026.
3. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 1, 2026.
5. The Tenants shall pay to the Landlord \$8,996.08. 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 Tenants shall also pay the Landlord compensation of \$44.38 per day for the use of the unit starting April 17, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 23, 2026
Date Issued

Maryam Cooper
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 expires on October 31, 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 Tenants 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	\$9,450.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$9,636.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$8,810.08
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,996.08
Plus, daily compensation owing for each day of occupation starting April 17, 2026	\$44.38 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	