



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

File Number: LTB-L-011505-26

In the matter of: 316, 111 CHURCH ST
ST CATHARINES ON L2R3C9

Between: Bethlehem Housing and Support Services Landlord

And

Jamie Everard Tenant

Bethlehem Housing and Support Services (the 'Landlord') applied for an order to terminate the tenancy and evict Jamie Everard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 14, 2026.

The Landlord and Judith Callender, the Landlord's Representative, were present.
The Tenant attended with the Tenant Support, Debbie Mair.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,135.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$37.32. This amount is calculated as follows: \$1,135.00 x 12, divided by 365 days.
3. The rent arrears owing to April 30, 2026, are \$4,268.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$4,454.00* if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$5,589.00* if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$6,724.00* if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order, the Tenant must move out of the rental unit on or before June 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,841.48. 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 Tenant shall also pay the Landlord compensation of \$37.32 per day for the use of the unit starting April 15, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
8. 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.
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 July 1, 2026.

* LESS any payment made toward rent per paragraph 10 of this order.

Additional Conditions

10. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 2026 to June 2026, or until the arrears are paid in full, whichever date is earliest.
11. If the Tenant makes the payment in paragraph 10 of this order, the payment shall be applied to the amount required to void the order as set out in paragraph 2, or to the amount the Tenants owe the Landlord if they do not void the order per paragraph 5, accordingly.
12. If the Tenant fails to make any one of the payments in accordance with paragraph 10 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant paragraph 10 shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant breach pursuant to section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant earlier than the agreed upon June 30, 2026, and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 29, 2026
Date Issued

Eno Ubia
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 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.

* LESS any payment made toward rent per paragraph 10 of this order.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant 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	\$4,268.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,454.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$5,403.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$5,589.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing to June 30, 2026	\$6,538.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$6,724.00

D. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$3,655.48
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,841.48
Plus daily compensation owing for each day of occupation starting April 15, 2026	\$37.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	