



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

**File Number:** LTB-L-090618-25

**In the matter of:** 5, 83 Garden Street  
Gananoque ON K7G1H8

**Between:** Cory Spence Landlord

**And**

Elizabeth Randall Tenant  
Douglas Randall

Cory Spence (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Randall and Douglas Randall (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 20, 2026. The Landlord's legal representative, Lisa Duchene, the Landlord, the Tenant's legal representative, Cathy J. Easter, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

**The parties agreed that:**

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of June 30, 2026.
2. The current lawful rent is \$1,400.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$46.03. This amount is calculated as follows: \$1,400.00 x 12 months, divided by 365 days.
4. The rent arrears owing to April 30, 2026, are \$4,100.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord did not collect a rent deposit.
7. The Landlord is waiving the arrears, the filing fee and the lawful rent for the months of May 2026 and June 2026.
8. The Landlord agrees to compensate the Tenant's for moving expenses in the amount of \$2,000.00.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before June 30, 2026.
2. The Landlord shall waive the total arrears owing of \$4,286.00, which represents the arrears of rent (\$4,100.00), plus the filing fee (\$186.00), for the period ending April 30, 2026.
3. The Landlord shall waive the lawful rent (\$1,400.00) for the months of May 2026 and June 2026.
4. The Landlord shall pay to the Tenant the amount of \$2,000.00 on or before June 1, 2026, which represents compensation for moving expenses.
5. If the unit is not vacated on or before June 30, 2026, then the Tenant shall pay the Landlord compensation of \$46.03 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
6. 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.
7. 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.
8. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date of this order. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as result of this order.

**April 30, 2026**  
**Date Issued**

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Sonja Richter  
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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction 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.