



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

File Number: LTB-L-014230-26

In the matter of: Basement, 223 GUTHRIE DR
KINGSTON ON K7K6V6

Between: Joseph Hashana Landlord

And

Ryan Barton Tenant

Joseph Hashana (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Barton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026. The Landlord's legal representative, Shasta Pearson and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12 months, divided by 365 days.
4. The Tenant has paid \$736.40 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$5,300.00.
6. The Landlord incurred costs of \$186.00 for filing the application.
7. The Landlord collected a rent deposit of \$1,600.00 from the Tenant 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.

8. Interest on the rent deposit, in the amount of \$25.41 is owing to the Tenant for the period from July 21, 2025, to April 22, 2026.
9. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenant does not have the option to void the order by paying the rent arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before April 30, 2026.
2. 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.
3. 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.
4. The Landlord waives claim to the rent arrears owing up to the date of the hearing and the cost of filing the application. The amount being waived is \$3,439.79, after rent deposit and interest the Landlord owes on the rent deposit are deducted from the arrears.
5. The Landlord also waives compensation of \$52.60 per day for the use of the unit starting April 23, 2026, to April 30, 2026.
6. The Tenant shall pay to the Landlord compensation of \$52.60 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

April 24, 2026
Date Issued

Oluwatobi Abobarin
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 November 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.