



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013191-26

In the matter of: 142 CHERRYWOOD DR
NEWMARKET ON L3Y2X7

Between: Barbara Leibel Landlord

And

Christine Fines Tenant
Stephen Hardwick

Barbara Leibel (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Fines and Stephen Hardwick (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Mediation was held on April 21, 2026. The following parties participated in the mediation: The Landlord and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The rent is \$1,452.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$47.74. This amount is calculated as follows: \$1,452.00 x 12, divided by 365 days.
3. The rent arrears owing to April 30, 2026 are \$18,504.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Tenant will pay to the Landlord May's rent on or before May 1, 2026.
6. The Landlord collected a rent deposit of \$1,225.00 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.

7. Interest on the rent deposit, in the amount of \$369.64 is owing to the Tenant for the period from August 8, 2009 to April 21, 2026.

On consent of the parties, it is ordered that:

1. The Tenant owes the Landlord \$18,690.00, which represents arrears owing to April 30, 2026 and costs.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall vacate on or before June 30, 2026.
3. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
4. The Tenant shall also pay the Landlord compensation of \$47.74 per day for the use of the unit starting May 1, 2026 to the date the Tenant moves out of the unit.
5. The amount of the rent deposit (\$1,225.00) and interest (\$369.64) the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
6. The Tenant shall pay to the Landlord the total amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before the 1st day of each month commencing June 1, 2026 until the arrears are paid in full.
7. If the Tenant fails to make the payment required in paragraph 6 in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding. The Landlord has the right to collect the balance outstanding under this Order.
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.

May 4, 2026
Date Issued

Rolland Roopchand
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 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.