



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010744-26

In the matter of: 1402, 810 OUELLETTE AVE
WINDSOR ON N9A6Z1

Between: Ouellette Place Inc Landlord

And

Dave Strong Tenant

Ouellette Place Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Dave Strong (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 13, 2026. The Landlord's legal representative, Evan Will, the Landlord's agent, Debbie Schmutz and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: \$1,700.00 x 12, divided by 365 days.
5. The rent arrears owing to April 30, 2026 are \$8,500.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.
8. Parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy on May 31, 2026. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.
9. In exchange for vacant possession of the rental unit on or before May 31, 2026, the Landlord has agreed to waive the rent arrears owing to April 30, 2026, the application filing fee of \$186.00 and the lawful monthly rent for May 2026.

It is ordered on consent of the parties 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 May 31, 2026.
2. The Tenant shall pay to the Landlord \$8,686.00. This amount includes rent arrears owing to April 30, 2026 and the cost of filing the application. The Tenant shall also pay to the Landlord compensation of \$55.89 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant vacates the rental unit on or before May 31, 2026, the Landlord shall waive \$8,686.00 of the arrears owing to April 30, 2026, the application filing fee of \$186.00 and any daily compensation for the month of May 2026, which will result in the Tenant owing no compensation to the Landlord.
4. If the Tenant does not vacate the rental unit on or before May 31, 2026, the full outstanding balance of arrears owed to the Landlord by the Tenant in accordance with paragraph 2 of this order becomes immediately due and payable and the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 June 1, 2026.

April 28, 2026

Date Issued

Britney Sooknanan

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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay upon termination of the tenancy

Rent Owing To April 30, 2026	\$8,500.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,686.00
Plus daily compensation owing for each day of occupation starting May 1, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	