



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

File Number: LTB-L-015153-26

In the matter of: 17, 707 JOHN ST
THUNDER BAY ON P7B1Z7

Between: TBDSSAB HOUSING PROGRAMS Landlord

And

JESSICA MATHESON Tenant
DEREK TURCOTTE

TBDSSAB HOUSING PROGRAMS (the 'Landlord') applied for an order to terminate the tenancy and evict JESSICA MATHESON and DEREK TURCOTTE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

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

This application was heard by videoconference on April 28, 2026.

The Landlords representative Ms. Berman and the Tenant attended the hearing.

On consent it is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application in the amount of \$6,671.00.
3. On or before, July 15, 2026, the Tenants must pay to the Landlord \$6,671.00 representing arrears and filing fees up to April 30, 2026.
4. On or before, May 15, 2026, the Tenants will pay the lawful rent for May 2026.
5. On or before, June 15, 2026, the Tenants will pay the lawful rent for June 2026.
6. On or before, July 15, 2026, the Tenants will pay the lawful rent for July 2026.
7. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the

Landlord pursuant to paragraphs 3, 4, 5 and/or 6, of this order 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's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

8. The Tenant shall also pay the Landlord compensation of \$33.30 per day for the use of the unit starting August 1, 2026, to the date the Tenant moves out of the unit.
9. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.
10. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 August 1, 2026.

April 29, 2026

Date Issued

Suzy Franklyn

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 February 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.

