



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

File Number: LTB-L-014512-26

In the matter of: 104, 306 PARTINGTON AVE
WINDSOR ON N9B2N5

Between: 1495659 Ontario Ltd. Landlord
c/o LMR Property Management

And

Alexus White Tenant

1495659 Ontario Ltd. c/o LMR Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Alexis White (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2026.

The Landlord's Legal Representative, Kristen Jarvis, and the Tenant attended the hearing. The Tenant consulted with Tenant Duty Counsel prior to the hearing.

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 consequences of the joint submission.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on May 31, 2026. The Tenant must move out the rental unit on or before May 31, 2026.
2. The Tenant shall pay to the Landlord \$3,165.70, which represents the rent arrears (\$2,997.00) owing for the period ending May 31, 2026, and costs (\$186.00) for the filing of the application. The interest owing on the last month's rent deposit (\$17.30) is deducted from the full amount owing.
3. The Tenant shall also pay the Landlord compensation of \$32.84 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, 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.

May 4, 2026
Date Issued

Susan Priest
Member, 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.