



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

File Number: LTB-L-015361-26

In the matter of: UNIT 3, 365 SIMCOE ST
LONDON ON N6B1J8

Between: Lauren Stevens Landlord

And

Natasha Terrell Tenant

Lauren Stevens (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Terrell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative, Carmen Dawdy and the Landlord attended the hearing.

The Tenant attended the hearing and spoke to 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.

Agreed Upon 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 \$1,425.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$46.85. This amount is calculated as follows: \$1,425.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$16,444.22.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The parties requested a non voidable eviction order with a termination date of May 15, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective May 15, 2026. The Tenant must vacate the rental unit on or before May 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 16, 2026.
4. The Tenant shall also pay the Landlord compensation of \$46.85 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
5. On or before May 15, 2026, the Tenant shall pay the Landlord the amount of \$16,630.22.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4% annually on the balance owing.

May 4, 2026
Date Issued

Trish Carson

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 November 16, 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.