



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

File Number: LTB-L-012886-26

In the matter of: Unit # 301, 2 YORK ST N
LINDSAY ON K9V3Z6

Between: Aj Khalili Landlord

And

Shane Cody Patrick Gibson Tenant
Melinda Jayne Gilmour

Aj Khalili (the 'Landlord') applied for an order to terminate the tenancy and evict Shane Cody Patrick Gibson and Melinda Jayne Gilmour (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 21, 2026. The Landlord and the Tenant attended the hearing.

As a result of the resolution discussion, the parties requested an order on consent, and 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 \$1,250.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$41.10. This amount is calculated as follows: \$1,250.00 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 \$5,000.00.
7. The Landlord agrees to waive the application filing fee of \$186.00.

8. The Landlord collected a rent deposit of \$1,250.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the last rental period of the tenancy being April 1, 2026 to April 30, 2026.
9. Interest on the rent deposit, in the amount of \$14.35 is owing to the Tenant for the period from October 1, 2025 to April 30, 2026.
10. Parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy on April 30, 2026.
11. The parties also agree that the Tenant will pay to the Landlord the full amount set out in paragraph 2 of this order below on or before June 5, 2026.

On consent of the parties, it is ordered 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 April 30, 2026.
2. The Tenant shall pay to the Landlord \$3,735.65. This amount includes rent arrears owing to April 30, 2026. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 6, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. If the unit is not vacated on or before April 30, 2026, the Tenant shall also pay the Landlord compensation of \$41.10 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
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 May 1, 2026.

May 6, 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 November 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	\$5,000.00
Less the amount of the last month's rent deposit	- \$1,250.00
Less the amount of the interest on the last month's rent deposit	- \$14.35
Total amount owing to the Landlord	\$3,735.65
Plus daily compensation owing for each day of occupation starting May 1, 2026	\$41.10 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	