



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013586-26

In the matter of: 805, 951 COMMISSIONERS RD E
LONDON ON N5Z4N1

Between: Boardwalk General Partnership Landlord

And

NATHAN LAPLANTE Tenant

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict NATHAN LAPLANTE (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant has been persistently late in paying the Tenant's rent; and rent arrears.

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

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on May 4, 2026.

The Landlord's Agents Angie Gallego and Tzuying (Nancy) Peng and the Tenant attended the hearing. The Tenant consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall move out of the rental unit on or before May 31, 2026.
2. 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.
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 June 1, 2026.

4. The Tenant shall pay to the Landlord \$5,466.39. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. 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.
5. The Tenant shall also pay the Landlord compensation of \$54.89 per day for the use of the unit starting May 5, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 6, 2026, at 4.00% annually on the balance outstanding.

May 6, 2026
Date Issued

Melinda Jamieson
Hearing 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 30, 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 if the tenancy is terminated

Rent Owing To Hearing Date	\$6,898.44
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount of the last month's rent deposit	- \$1,629.00
Less the amount of the interest on the last month's rent deposit	- \$29.05
Total amount owing to the Landlord	\$5,466.39
Plus daily compensation owing for each day of occupation starting May 5, 2026 (\$1,669.72 X 12 divided by 365)	\$54.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	