



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019836-26

In the matter of: Lower, 386 BUNTING RD
ST CATHARINES ON L2M3Y9

Between: Chris Macknie Landlord
Metro Macknie
Andrea Playfair

And

Lori Luckinuk Tenant

Chris Macknie, Metro Macknie and Andrea Playfair (the 'Landlord') applied for an order to terminate the tenancy and evict Lori Luckinuk (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

On April 15, 2026, the Tenant attended a hearing by videoconference where the Tenant agreed to resolve all matters at issue in relation to this application and requested the assistance of a Hearings Officer.

The Landlord's legal representative John Dickie, the Landlord, the Tenant, and the Tenant's support, Peter Higgins attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, 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 terms and consequences of their consent.

The hearing for this application on May 12, 2026 is cancelled.

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 \$675.00. It is due on the last day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$22.19. This amount is calculated as follows: \$675.00 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 March 31, 2026 are \$6,750.00.
7. The Landlord agrees to waive the application filing fee of \$186.00.
8. Parties agree that daily compensation for the month of April 2026 will be paid by the Tenant on or before April 30, 2026.
9. The Landlord agrees to waive the lawful monthly rent for May 2026 and June 2026.
10. There is no last month's rent deposit.
11. Parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy on June 30, 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 June 30, 2026.
2. The Tenant owes to the Landlord \$6,750.00. This amount includes rent arrears owing up to March 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay to the Landlord compensation of \$22.19 per day for the use of the unit starting April 1, 2026 to April 30, 2026 on or before April 30, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order in accordance with the following schedule:
 - a. Payments of \$200.00 on or before the 15th day of each month starting July 15, 2026, and continuing each month until March 15, 2029; and
 - b. A final payment of \$150.00 on or before April 15, 2029.
5. If the Tenant fails to make any payment required by paragraphs 3 & 4 of this order, the entire amount owing pursuant to paragraphs 2 & 3 of this order shall become immediately due and owing and the Tenant will start to owe interest from the day following the breach. This will be simple interest calculated at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. If the unit is not vacated on or before June 30, 2026, the Tenant shall also pay the Landlord compensation of \$22.19 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.

8. 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 July 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 January 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay upon termination of the tenancy

Rent Owing To March 30, 2026	\$6,750.00
Total amount owing to the Landlord	\$6,750.00
Plus daily compensation owing for each day of occupation starting April 1, 2026	\$22.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	