



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

File Number: LTB-L-018104-26

In the matter of: 104, 177 ARMSTRONG ST
OTTAWA ON K1Y2W2

Between: McCormick Park Developments Inc Landlord

And

Mackenzie Morton Tenant

McCormick Park Developments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mackenzie Morton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on May 6, 2026. Landlord's legal representative Daniel Moak and the Tenant Mackenzie Morton participated in mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,535.00.
3. Based on the Monthly rent, the daily rent/compensation is \$50.47. This amount is calculated as follows: \$1,535.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to May 14, 2026, are \$6,916.58 (arrears up to April 2026 of \$6,210.00, plus 14 days x \$50.47).
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,535.00 from the Tenant and this deposit is still being held by the Landlord.

8. The rent deposit can only be applied to the last rental period of the tenancy (May 15 to June 14, 2026).
9. Interest on the rent deposit, in the amount of \$42.33 is owing to the Tenant for the period from June 1, 2024, to May 14, 2026. This amount will be applied to the rental arrears.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 14, 2026.
2. If the unit is not vacated on or before June 14, 2026, then starting June 15, 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 15, 2026.
4. The Tenant shall pay the Landlord compensation of \$50.47 per day for the use of the unit starting June 15, 2026, to the date the Tenant moves out of the unit.
5. The Tenant shall also pay to the Landlord \$7,060.25 for arrears of rent up to May 14, 2026, and costs (application filing fee of \$186.00).
6. If the Tenant does not pay the Landlord the full amount owing under paragraph 5 on or before June 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026, at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Isabelle Bouvier
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 of the Tenant expires on December 15, 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.