



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

File Number: LTB-L-013704-26

In the matter of: 12, 585 O'CONNOR ST
OTTAWA ON K1S3R2

Between: Proper Property Management Landlord

And

John From Tenants
Lily Mitchell

Proper Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict John From and Lily Mitchell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 3, 2026.

Before the start of the hearing the Landlord's agent John Dimitrijevic and the Tenant John From on behalf of both Tenants engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The lawful rent is \$1,198.05. It is due on the 1st day of month. The daily rent/compensation is \$39.39. This amount is calculated as follows: $\$1,198.05 \times 12$, divided by 365 days.
2. The rent arrears owing to the date of the hearing are \$12,523.03.
3. The Landlord waives the application filing fee.
4. The parties agree to a final, non-voidable eviction order with an eviction date of May 6, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the

eviction order under subsections 74(4) or 74(11) of the Residential Tenancies Act, 2006 (the 'Act') by paying the outstanding rent arrears.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 6, 2026.
2. If the unit is not vacated on or before May 6, 2026, then starting May 7, 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 7, 2026.
4. The Tenants shall also pay the Landlord compensation of \$39.39 per day for the use of the unit starting May 6, 2026, to the date the Tenants move out of the unit.
5. The Tenants shall pay to the Landlord \$12,523.03 representing rent arrears to the date of the agreement, in full on or before July 31, 2026.
6. If the Tenants fail to make payment in accordance with paragraph 5 of this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 5 shall become immediately due and payable, and the Tenants will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting August 1, 2026.

May 12, 2026

Date Issued

Diego Fernandez-Stoll

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 7, 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 as the tenancy is terminated

Rent Owing To May 5, 2026	\$12,523.03
Application Filing Fee	\$0.00
NSF Charges	\$0.00
Total amount owing to the Landlord	\$12,523.03
Plus daily compensation owing for each day of occupation starting May 6, 2026	\$39.39 (per day)