



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016584-26

In the matter of: 912, 724 FANSHAWE PARK RD E
LONDON ON N5X2L8

Between: CAPREIT Limited Partnership Landlord

And

Gwyneth Grant Tenants
Sherma Mcdonald

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Gwyneth Grant and Sherma Mcdonald (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 7, 2026. The Landlord's legal representative Gabriela Quaresma and the Tenants attended the hearing.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,834.75. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$60.32. This amount is calculated as follows: $\$1,834.75 \times 12$, divided by 365 days.
4. The Tenant has paid \$3,668.79 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026 are \$3,674.71.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.
8. The parties agree that the tenancy will terminate on a non-remedial basis effective May 31, 2026 and that the outstanding arrears and costs owing will be due on June 30, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective May 31, 2026. The Tenants must move out of the rental unit on or before May 31, 2026.
2. The Tenants shall pay to the Landlord \$2,448.20. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall also pay the Landlord compensation of \$60.32 per day for the use of the unit starting May 8, 2026 until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
5. 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.
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 June 1, 2026.

May 12, 2026
Date Issued

Fabio Quattrociocchi
Member, 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 December 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:

Rent Owing To Hearing Date	\$5,930.99
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,668.79
Total amount owing to the Landlord	\$2,448.20
Plus daily compensation owing for each day of occupation starting May 8, 2026	\$60.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	