



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018820-26

In the matter of: 45 ROYAL OAK DR
ST CATHARINES ON L2N 6K4

Between: Robert A Johnson Landlord

And

Brad Roberts Tenants
April Biesma

Robert A Johnson (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Brad Roberts and April Biesma (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on May 11, 2026 via video teleconference on VC line 107. The Landlord's Legal Representative Jennifer Greenway attended. The Tenant Brad Roberts attended and was self-represented. April Biesma the other Tenant in this matter was not in attendance, however Brad Roberts confirmed that he had authority to reach an agreement on behalf of April Biesma.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of May 15, 2026. The Tenants shall vacate the unit on or before that date.

If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. 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 16, 2026.

The Tenants shall pay the Landlord \$106.85 per day in compensation for the use of the unit from May 16, 2026 to the date the Tenants vacate the unit.

2. The last month's rent deposit is applied to the period of April 22, 2026 up to and including May 15, 2026.
3. The Tenants owe to the Landlord the total sum of arrears of \$11,186.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including April 21, 2026 as of today's date of May 11, 2026.
4. On May 16, 2026 the full sum of arrears of \$11,186.00 noted in paragraph 3 shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

May 15, 2026
Date Issued

Chris Jackson
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 16, 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.