



May 14, 2026

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

File Number: LTB-L-018548-26

In the matter of: Unit 1, 24 POYNTZ ST
PENETANGUISHENE ON L9M1N4

Between: Michael Scott Landlord
Natalie Scott

And

Jessica Adams Tenant
Cody LaRoque

Michael Scott and Natalie Scott (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Adams and Cody LaRoque (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 Landlords Legal Representative John Cramer and the Tenant's attended the hearing.

The Tenants did speak with Duty Counsel.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster 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.

It is ordered on consent that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,850.00. It is due on the first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.

5. The rent arrears owing to May 31, 2026, are \$7,750.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The tenancy between the Landlord and the Tenants is terminated.
8. The Tenants shall pay to the Landlord \$4,661.74. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
9. The Tenants shall also pay the Landlord compensation of \$60.82 per day for the use of the unit starting May 8, 2026, until the date the Tenant moves out of the unit.
10. If the Tenants does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
11. 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.
12. 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 14, 2026
Date Issued

Jennifer Buckminster
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 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 Tenants must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$6,325.74
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,850.00
Total amount owing to the Landlord	\$4,661.74
Plus, daily compensation owing for each day of occupation starting May 8, 2026	\$60.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	