



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019896-26

In the matter of: 2, 18 HELEN ST
NORWOOD ON K0L2V0

Between: Canice John & Marie John Landlords

And

Cynetta Northey Tenant

Canice John & Marie John (the 'Landlords') applied for an order to terminate the tenancy and evict Cynetta Northey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on May 12, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer, Maryam Cooper. The Landlords' Legal Representative, Crystal Francey, the Landlords' Agent, Bethann Corfe, and the Tenant were present.

The parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties reached consent on non-voidable order with termination date of June 30, 2026.
2. The Landlords served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,208.73. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$39.74. This amount is calculated as follows: \$1,208.73 x 12, divided by 365 days.
6. The rent arrears owing to May 31, 2026, are \$15,464.89.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlords collected a rent deposit of \$1,175.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$174.64 is owing to the Tenant for the period from May 1, 2018, to May 11, 2026.
10. The total rent arrears and costs owing to May 31, 2026 are \$15,650.89.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated on June 30, 2026.
2. The Tenant must move out on or before June 30, 2026.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.
5. The last month's rent deposit shall be applied to the last month of tenancy in June.
6. The Tenant shall pay to the Landlords \$15,476.25. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application. The interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant.
7. The Tenant shall also pay the Landlords compensation of \$39.74 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlords the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Maryam Cooper
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 31, 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 to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$15,464.89
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$15,650.89

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$14,693.30
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,175.00
Less the amount of the interest on the last month's rent deposit	- \$174.64
Total amount owing to the Landlords	\$13,529.66
Plus, daily compensation owing for each day of occupation starting May 12, 2026	\$39.74 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	