



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004231-26

In the matter of: 264 MCDONNEL ST
PETERBOROUGH ON K9H2W5

Between: Muirao Inc. Landlord

And

Carl Graham Tenant

Muirao Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Carl Graham (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and,
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises (L2 Application)

This application was heard by videoconference on April 28, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord's Representative, Crystal Francey, the Landlord, Craig Muir, the Tenant's Representative, Tiffany Badour, and the Tenant, Carl Graham, advised that the parties had reached an agreement.

I am satisfied that the parties understood the consequences of their consent

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,288.80. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$42.37. This amount is calculated as follows: $\$1,288.80 \times 12$, divided by 365 days.
4. The Tenant has paid \$3,332.04 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$3,255.59.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,157.94 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$7.86 is owing to the Tenant for the period from January 1, 2026, to April 28, 2026.

On consent, it is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
2. The Tenant shall pay \$100.00 on or before the 1st day of each month towards the arrears.
3. If the Tenant fails to make the payment in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 31, 2026.
4. The Tenant shall pay to the Landlord \$2,173.35. 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.
5. The Tenant shall also pay the Landlord compensation of \$42.37 per day for the use of the unit starting April 29, 2026, until the date the Tenant moves out of the unit.
6. The Landlord collected a rent deposit from the Tenant, and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy.
7. The Landlord shall waive all damages, on the condition that the Tenant vacates the unit on or before August 31, 2026.
8. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 September 1, 2026.

May 19, 2026
Date Issued

Sumathi Dhanapal
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 March 1, 2027 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 if the tenancy is terminated

Rent Owing To Hearing Date	\$6,485.19
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,332.04
Less the amount of the last month's rent deposit	- \$1,157.94
Less the amount of the interest on the last month's rent deposit	- \$7.86
Total amount owing to the Landlord	\$2,173.35
Plus daily compensation owing for each day of occupation starting April 29, 2026	\$42.37 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	