



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020774-26

In the matter of: Upper, 335 ROSE CRES
MIDLAND ON L4R5C1

Between: Stephen French Landlord

And

DESMOND FRENCH Tenant

Stephen French (the 'Landlord') applied for an order to terminate the tenancy and evict DESMOND FRENCH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 14, 2026. Before the start of the hearing, the Landlord, the Landlord's Representative, John Cramer, the Landlord's Support Person, Ramona Holm and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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.

Agreed facts:

- a) The tenancy is terminated effective June 30, 2026, with enforcement provisions. This is a final termination date and is non-voidable.
- b) The lawful rent is \$1,000.00. It is due on the 20th day of each month.
- c) The rent arrears owing to May 19, 2026, are \$34,000.00.
- d) The Landlord waived the application filing fee of \$186.00.
- e) There is no last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must vacate the unit on or before June 30, 2026.**
2. The Tenant shall pay the Landlord **\$34,000.00**. This amount represents arrears owing up to May 19, 2026.
3. If the Tenant does not pay the Landlord 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.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 July 1, 2026.

May 19, 2026
Date Issued

Sarah Visnovec
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 January 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.