



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

File Number: LTB-L-019645-26

In the matter of: 52 FRANK ST
TILLSONBURG ON N4G3M1

Between: Jason Stubbe Landlord

And

Bryce Benko Tenant

Jason Stubbe (the 'Landlord') applied for an order to terminate the tenancy and evict Bryce Benko (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 12, 2026.

The Landlord's Representative Darrel Stubbe and the Tenant Bryce Benko attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand 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 \$2,125.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$69.86. This amount is calculated as follows: \$2,125.00 x 12, divided by 365 days.
4. The rent arrears owing to May 31, 2026 are \$8,405.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Tenant stated that a payment of \$1,200.00 had been made to the Landlord on May 12, 2026, however, receipt of this payment had not been verified by the Landlord at the time of the hearing.
7. The Landlord shall waive the arrears of rent (\$8,405.00) and costs (\$186.00) if the Tenant vacates the unit on or before May 31, 2026.

8. The Landlord collected a rent deposit of \$2,000.00 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.
9. Interest on the rent deposit, in the amount of \$136.25 is owing to the Tenant for the period from July 2, 2023 to May 12, 2026.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated the Tenant must move out of the rental unit on or before May 31, 2026.
2. The Tenant shall also pay the Landlord compensation of \$69.86 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
3. 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.
4. 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.

If the Tenant moves out of the unit on or before May 31, 2026

5. The Landlord shall waive the arrears of rent (\$8,405.00) and costs (\$186.00).

If the Tenant moves out of the unit after May 31, 2026

6. The Tenant shall pay to the Landlord \$5,168.07. 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.
7. The Tenant shall also pay the Landlord compensation of \$69.86 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.

May 20, 2026
Date Issued

Sarah Harriman
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 Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$7,118.32
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$136.25
Total amount owing to the Landlord	\$5,168.07
Plus daily compensation owing for each day of occupation starting May 13, 2026	\$69.86 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	