



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

File Number: LTB-L-021897-26

In the matter of: 440 Arthur Street
Mount Forest ON N0G2L3

Between: Brad Reeves Landlord

And

Shaun Fidler Tenants
Sharon Robins

Brad Reeves (the 'Landlord') applied for an order to terminate the tenancy and evict Shaun Fidler and Sharon Robins (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 20, 2026.

The Landlord attended with Legal Representative, Janet van Oordt.

The Tenants' Legal Representative, Amol Banghoo, attended on behalf of the Tenants.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 multiplied by 12 months, divided by 365 days.
3. The Tenants have paid \$2,200.00 to the Landlord since the application was filed.
4. The rent arrears owing to May 31, 2026 are \$2,500.00.
5. The Landlord collected a rent deposit of \$950.00 from the Tenants 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.

6. Interest on the rent deposit, in the amount of \$273.75 is owing to the Tenants for the period from May 14, 2011 to May 20, 2026.
7. The Landlord waives the application filing fee.
8. The Landlord will remove the oil tank from the rental unit on or before September 20, 2026.
9. The parties will continue discussions to arrange for a deep clean of the rental unit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,500.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$4,100.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$5,700.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$7,300.00 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$8,900.00 if the payment is made on or before September 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after September 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before September 20, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$728.25. This amount includes rent arrears owing up to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$52.60 per day for the use of the unit starting May 21, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before September 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from September 21, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 20, 2026, then starting September 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 21, 2026.

May 28, 2026
Date Issued

Angela McLaughlin
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 21, 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 Tenants 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	\$4,700.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,200.00
Total the Tenants must pay to continue the tenancy	\$2,500.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing to June 30, 2026	\$6,300.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,200.00
Total the Tenants must pay to continue the tenancy	\$4,100.00

C. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing to July 31, 2026	\$7,900.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,200.00
Total the Tenants must pay to continue the tenancy	\$5,700.00

D. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026

Rent Owing to August 31, 2026	\$9,500.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,200.00
Total the Tenants must pay to continue the tenancy	\$7,300.00

E. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before September 20, 2026

Rent Owing to September 30, 2026	\$11,100.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,200.00
Total the Tenants must pay to continue the tenancy	\$8,900.00

F. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$4,152.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,200.00
Less the amount of the last month's rent deposit	- \$950.00
Interest owing on last month's rent deposit	-\$273.75
Total amount owing to the Landlord	\$728.25
Plus daily compensation owing for each day of occupation starting May 21, 2026	\$52.60 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	