



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

File Number: LTB-L-021861-26

In the matter of: PH01, 400 Montfort St.
Vanier ON K1L8G6

Between: SHELTER CANADIAN PROPERTIES LIMITED Landlord

And

Jean-Francois Mes Tenant

SHELTER CANADIAN PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Jean-Francois Mes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 19, 2026. The Landlord's legal representative, Donna M Dames, the Tenant's legal representative, Kimberly Forget, the Tenant's support, Alyssa Comstock and the Tenant attended the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a valid 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,402.98. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$46.13. This amount is calculated as follows: \$1,402.98 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$7,014.90.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,272.39 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the last rental period of the tenancy being May 2026.
9. The parties agree that the rent deposit has been topped up throughout the tenancy and now equates to the current rent.
10. Interest on the rent deposit, in the amount of \$9.28 is owing to the Tenant for the period from January 1, 2026 to April 30, 2026.
11. Parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy on May 25, 2026. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.
12. The parties agree that the Tenant will pay to the Landlord the rent arrears owing to May 31, 2026 plus the application filing fee of \$186.00 minus the topped-up rent deposit and the interest the Landlord owes on the rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before May 25, 2026.
2. The Tenant shall pay to the Landlord \$5,788.64. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application. The topped-up 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 26, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before May 25, 2026, then starting May 26, 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 May 26, 2026.
6. The Tenant shall also pay the Landlord compensation of \$46.13 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.

June 1, 2026
Date Issued

Britney Sooknanan
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 6, 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 upon termination of the tenancy

Rent Owing To May 31, 2026	\$7,014.90
Application Filing Fee	\$186.00
Less the amount of the topped-up last month's rent deposit	- \$1,402.98
Less the amount of the interest on the last month's rent deposit	- \$9.28
Total amount owing to the Landlord	\$5,788.64
Plus daily compensation owing for each day of occupation starting June 1, 2026	\$46.13 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	