



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

**File Number:** LTB-L-024494-26; AND  
LTB-L-034504-26

**In the matter of:** 1390 DRUMMOND CONCESSION 6B RD  
PERTH ON K7H3C8

**Between:** JASON LLOYD CLYNE Landlord

**And**

LOUIS STEVEN DUMOULIN Tenant

LTB-L-024494-26 L1 Application:

JASON LLOYD CLYNE (the 'Landlord') applied for an order to terminate the tenancy and evict LOUIS STEVEN DUMOULIN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

LTB-L-034504-26 L2 Application:

JASON LLOYD CLYNE (the 'Landlord') applied for an order to terminate the tenancy and evict LOUIS STEVE DUMOULIN (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on May 28, 2026. The Landlord, the Tenant legal representative, Linda Tranter and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

**The parties agreed that:**

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of August 31, 2026.

2. The lawful rent by way of the application is \$1,112.70. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$36.58. This amount is calculated as follows: \$1,112.70 x 12 months, divided by 365 days.
4. The rent arrears owing to May 31, 2026, are \$3,971.90.
5. The Landlord incurred costs of \$186.00 for filing the application and has waived that cost.
6. The Landlord collected a rent deposit of \$1,000.00 and it will be applied to the last month of the tenancy.
7. Interest on the rent deposit, in the amount of \$155.90 is owing to the Tenant for the period from November 1, 2017, to May 28, 2026. This amount will be applied to the last month's rent, and any difference shall be waived by the Tenant.
8. The one-month compensation will be applied towards rent for the month of July 2026.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before August 31, 2026.
2. The Landlord agrees to waive the arrears owing (\$3,971.90) plus the filing fee (\$186.00) for the period ending May 31, 2026.
3. The Landlord agrees to waive the rent for the month of June 2026.
4. The one-month rent compensation shall be applied as rent for the month of July 2026.
5. The last month's rent deposit shall be applied as rent for the month of August 2026.
6. The Landlord shall pay to the Tenant \$5,000.00 as further compensation upon the Tenant vacating the unit on or before August 31, 2026.
7. If the unit is not vacated on or before August 31, 2026, then the Tenant shall pay the Landlord compensation of \$36.58 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
8. 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.
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 1, 2026.

**June 2, 2026**  
**Date Issued**

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Sonja Richter

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 *Residential Tenancies Act, 2006*, (the 'Act'), the part of this order relating to the eviction expires on March 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.