



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

File Number: LTB-L-029877-26

In the matter of: Room 4, 313 Paardeberg Cres.
London, ON N5Y1B9

Between: Lindsay Adrienne Davidson Landlord

And

Isobel Broer Tenant

Lindsay Adrienne Davidson (the 'Landlord') applied for an order to terminate the tenancy and evict Isobel Broer (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 28, 2026.

The Landlord and the Tenant attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

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 \$700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$23.01. This amount is calculated as follows: \$700.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,400.00 to the Landlord since the application was filed.

6. The rent arrears owing to May 31, 2026, are \$0.00.
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 \$700.00 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 \$18.28 is owing to the Tenant for the period from March 1, 2025, to May 28, 2026.
10. The parties agreed that no later than June 7, 2026, the Landlord shall provide the Tenant with a Residential Tenancy Agreement (Standard Form of Lease) bearing the Landlord's signature, for the Tenant to review and sign.
11. At the hearing, parties agreed that the Tenant would pay the rent for June 2026 on or before June 1, 2026, pay \$700.00 towards the rent arrears on or before June 5, 2026, and pay the application filing fee of \$186.00 on or before July 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
 2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$886.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$1,586.00 if the payment is made on or before July 1, 2026. See Schedule 1 for the calculation of the amount owing.
 3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after July 1, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 1, 2026.**
 5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$588.00. See Schedule 1 for the calculation of the amount owing. However, the Landlord is

authorized to deduct from the amount owing to the Tenant \$23.01 per day for compensation for the use of the unit starting May 29, 2026, until the date the Tenant moves out of the unit.

6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before July 1, 2026, then starting July 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 2, 2026.

Additional Conditions

9. The Tenant shall pay the lawful rent for June 2026 on or before June 1, 2026.
10. The Tenant shall pay \$700.00 towards the arrears on or before June 5, 2026.
11. The Tenant shall also pay the \$186.00 application filing fee on or before July 1, 2026.

June 4, 2026
Date Issued

Ken Audziss
Member, 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 2, 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 Tenant 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	\$2,100.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,400.00
Total the Tenant must pay to continue the tenancy	\$886.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 1, 2026

Rent Owing to July 31, 2026	\$2,800.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,400.00
Total the Tenant must pay to continue the tenancy	\$1,586.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date, May 28, 2026	\$1,344.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,400.00
Less the amount of the last month's rent deposit	- \$700.00
Less the amount of the interest on the last month's rent deposit	- \$18.28
Total amount owing to the Landlord	\$(588.00)
Plus, daily compensation owing for each day of occupation starting May 29, 2026	\$23.01 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	