



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

File Number: LTB-L-024978-26

In the matter of: 725 MAPLE AVE
LASALLE ON N9J 2P5

Between: Nathan Crocker Landlord

And

Stacy Gervais

Tenant

Nathan Crocker (the 'Landlord') applied for an order to terminate the tenancy and evict and Stacy Gervais (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Lauren Piroli and the Tenant, Stacy Gervais attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

Agreed Facts:

1. The parties agreed to a final termination of tenancy on June 15, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,365.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.88. This amount is calculated as follows: \$1,365.00 x 12, divided by 365 days.
5. The rent arrears and costs owing to May 31, 2026, are \$0.00.
6. There is no last month's rent deposit.
7. The parties agreed to remove Thomas Scott as a Tenant party to the application.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on June 15, 2026.
2. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 16, 2026.
4. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Tenant shall pay the Landlord compensation of \$44.88 per day for the use of the unit starting June 16, 2026, until the date the Tenant moves out of the unit.
5. The application is amended, and Thomas Scott is removed as a party to the application.

June 4, 2026
Date Issued

Tanya Speedie
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 16, 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.