



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-034631-26

In the matter of: 210, 750 WALLACE ST
WALLACEBURG ON N8A4Y1

Between: 1254342 Ontario Inc Landlord

And

Sherry Baart Tenant

1254342 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Sherry Baart (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

1254342 Ontario Inc (the 'Landlord') also applied for an order requiring Sherry Baart (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The Landlord Representative Jennifer Ricci, the Tenant Sherry Baart, Tenant Duty Counsel Jeff Wilkins and Tenant's support person Kimberley Binder attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

3. Based on the Monthly rent, the daily rent/compensation is \$30.61. This amount is calculated as follows: $\$931.14 \times 12$, divided by 365 days.
4. There is no last month's rent deposit.
5. The Landlord has incurred reasonable out-of-pocket expenses of \$6,017.25. These expenses as a result of the substantial interference.
5. The Landlord shall waive the out-of-pocket expenses set out in paragraph 4 on condition that the Tenant vacates the unit on or before July 17, 2026.
6. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 17, 2026.
2. The Tenant shall also pay the Landlord compensation of \$30.61 per day for the use of the unit starting June 3, 2026 to the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before July 17, 2026, then starting July 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 18, 2026.
5. The Tenant shall also pay the Landlord the \$186.00 application filing fee in accordance with the following schedule:
 - a) **\$10.00** on or before the **1st day** of each month starting **July 1, 2026**, through to and including **November 1, 2027**, and;
 - b) A final payment of **\$16.00** on or before **December 1, 2027**.

If the Tenant vacates the unit after July 17, 2026

6. The Tenant shall pay to the Landlord \$6,017.25, which represents the reasonable out-of-pocket expenses the Landlord has incurred or will incur as a result of the substantial interference.
7. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date.

June 8, 2026
Date Issued

Sarah Harriman
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 of the Tenant expires on January 18, 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.