



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

File Number: LTB-L-007984-26

In the matter of: 4, 213 CRYSLER ST
DELHI ON N4B1H9

Between: Michael Whiton Landlord

And

Alicia Hanans Tenant

Michael Whiton (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Hanans (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 4, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Olga (Olivia) Humphreys, and the Tenant were present.

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 and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

1. The parties reached consent on non-voidable order with termination date of July 31, 2026.
2. The Tenant elected to terminate the Tenancy on July 31, 2026, and the Landlord agreed.
3. The Landlord served the Tenant with a 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$1,650.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$54.25. This amount is calculated as follows: \$1,650.00 x 12, divided by 365 days.
7. The rent arrears owing to June 30, 2026, are \$14,850.00.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,650.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the last month of Tenancy in July 2026. No interest is owed on the last month's rent deposit. The Tenant does not pay rent for the month of July.
10. The total rent arrears and costs owing to June 30, 2026, are \$15,036.00.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on July 31, 2026.
2. The Tenant must move out on or before July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.
5. The Tenant shall also pay the Landlord compensation of \$54.25 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
6. The Tenant shall pay to the Landlord \$15,036.00. This amount includes rent arrears owing up to June 30, 2026, and the cost of filing the application. The rent deposit will be applied to the lawful rent in July 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

June 9, 2026
Date Issued

Maryam Cooper
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 January 31, 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 20, 2026

Rent Owing to June 30, 2026	\$14,850.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$15,036.00