



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

File Number: LTB-L-018175-26

In the matter of: LOWER, 604 HALE ST
LONDON ON N5W1H4

Between: SUSAN B ZAPLE Landlord

And

NADEAN THOMAS Tenant

SUSAN B ZAPLE (the 'Landlord') applied for an order to terminate the tenancy and evict NADEAN THOMAS (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 4, 2026.

The Landlord's Legal Representative Timothy Mobberly, the Landlord, and the Tenant attended the hearing. The Tenant consulted duty counsel.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application rather than a merit hearing.

The parties agreed:

1. The Landlord gave the Tenant an N13 notice of termination with the termination date of June 30, 2026. The Landlord claims vacant possession of the rental unit is required for conversion. The city of London indicates the unit is unlicensed, uninhabitable and does not comply with bylaws.
2. The Landlord paid the Tenant the required compensation via a waiver of March 2026 rent however due to a miscommunication, the Tenant paid rent for March 2026. The Landlord will waive rent for July 2026 instead.

3. Based on the monthly rent (payable on the 1st), the daily compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.
4. Currently, there is no rent arrears.
5. The Landlord holds a rent deposit of \$1,200.00, collected August 1, 2025, when the lease began. The rent deposit will apply to the last month of the tenancy. The Landlord will pay the Tenant \$23.10 which represents interest on the rent deposit.

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 August 31, 2026.
2. 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.
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 September 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$39.45 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.

June 10, 2026
Date Issued

Melinda Jamieson
Hearing 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 March 1, 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.