



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001946-26

In the matter of: 502, 222 NONQUON RD
OSHAWA ON L1G3S6

Between: Bedford Properties & Estates Ltd. Landlord

And

Caelum Simpson Tenants
Alexa Nicholas

Bedford Properties & Estates Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Caelum Simpson and Alexa Nicholas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on March 24, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Shadiyah Stoute. The Landlord's Legal Representative, Sharon Harris and the second named Tenant, Alexa Nicholas, were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
 1. The lawful rent is \$1,949.00. It is due on the 1st day of each month.
 2. Based on the Monthly rent, the daily rent/compensation is \$64.08. This amount is calculated as follows: \$1,949.00 x 12, divided by 365 days.
 3. The rent arrears owing to March 31, 2026, are \$7,765.29.
 4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$1,949.00 from the Tenants 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.
6. Interest on the rent deposit, in the amount of \$10.09 is owing to the Tenants for the period from January 1, 2026, to March 24, 2026.
7. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

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 March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$64.08 per day for the use of the unit starting March 25, 2026, until the date the Tenants move out of the unit.
5. The Tenant shall pay to the Landlords \$7,951.29. This amount includes rent arrears owing to March 31, 2026 and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Shadiyah Stoute
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 October 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to March 31, 2026	\$7,765.29
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,949.00
Less the amount of the interest on the last month's rent deposit	- \$10.09
Total amount owing to the Landlord	\$5,992.20