



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

File Number: LTB-L-011525-26

In the matter of: 233 MAIN STREET
MARKDALE ON N0C1H0

Between: STONEBROOK DEVELOPMENTS INC. Landlord

And

SEBASTIEN G ROBIDOUX Tenant
DONNA MARIE HOWARD

STONEBROOK DEVELOPMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SEBASTIEN G ROBIDOUX and DONNA MARIE HOWARD (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 14, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute. The Landlord's representative, Sophia Lavimodiere, and the Tenant, Donna Marie Howard were present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

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.

Agreed Facts:

1. 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,200.00. It was due on the 1st day of each month.
4. The rent arrears owing to April 30, 2026 are \$11,800.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$2,200.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
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 and the Tenant must move out of the rental unit on or before May 3, 2026.
2. If the unit is not vacated on or before May 3, 2026, then starting May 4, 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 May 4, 2026.
4. The Tenant shall pay to the Landlord \$9,786.00. This amount includes rent arrears owing up to April 30, 2026 and the cost of filing the application. The rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 3, 2026 at 4.00% annually on the balance outstanding.

June 17, 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 of the Tenant expires on November 4, 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 Tenant must pay as the tenancy is terminated

Rent Owing to April 30, 2026	\$11,800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,200.00
Total amount owing to the Landlord	\$9,786.00