



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-038002-26

In the matter of: 20 Township Hall Road
UTTERSON ON P0B1M0

Between: Katie Victoria Winship Landlords
Logan Harnden

And

Nancy Monk Tenants
Evan Monk

Katie Victoria Winship and Logan Harnden (the 'Landlord') applied for an order to terminate the tenancy and evict Nancy Monk and Evan Monk (the 'Tenant') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The application was scheduled to be heard by video conference on June 10, 2026. Before the start of the hearing, the Landlords' Representative, Kelly Draycott, the Landlord Katie Victoria Winship, the Tenants' Representative Jayson Swain and the Tenant Nancy Monk, representing all Tenants advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
4. The Tenants have paid \$400.00 to the Landlords since the application was filed.

5. The rent arrears owing to June 30, 2026 are \$12,475.00.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$3,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$150.08 is owing to the Tenants for the period from April 2, 2024 to June 10, 2026.

It is ordered on consent that:

1. The application is amended to correctly reflect the address as 20 Township Hall Road.
2. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
3. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$12,661.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
4. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
5. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 30, 2026.**
6. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$7,497.22. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
7. The Tenants shall also pay the Landlords compensation of \$98.63 per day for the use of the unit starting June 11, 2026 until the date the Tenants moves out of the unit.
8. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.

June 15, 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 expires on January 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$12,875.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$400.00
Total the Tenants must pay to continue the tenancy	\$12,661.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$10,861.30
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$400.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the amount of the interest on the last month's rent deposit	- \$150.08
Total amount owing to the Landlords	\$7,497.22
Plus daily compensation owing for each day of occupation starting June 11, 2026	\$98.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	