



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

File Number: LTB-L-037113-26

In the matter of: BSMT, 95 COLLINGS AVE
BRADFORD ON L3Z2G5

Between: ROB GOOD Landlords
VALERIE GOOD

And

AMBER SHEARD-YEO Tenant

ROB GOOD and VALERIE GOOD (the 'Landlords') applied for an order to terminate the tenancy and evict AMBER SHEARD-YEO (the 'Tenant') because:

- The Tenant has been persistently late in paying the Tenant's rent.

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

The application was heard on June 15, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Legal Representative, Patience Loyal, The Landlords, and the Tenant were present at the hearing. The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

The parties agreed that:

1. The parties reached consent on non-voidable order with termination date of June 30, 2026.
2. The parties reached consent to amend the application and remove Kyle Rowsell as a Tenant.
3. The parties further agreed that Kyle Rowsell has vacated the rental unit on February 12, 2026.
4. The lawful rent is \$1,900.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12, divided by 365 days.

6. The Landlords collected a rent deposit of \$1,850.00 from the Tenant 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.
7. Interest on the rent deposit, in the amount of \$121.03 is owing to the Tenant for the period from October 1, 2023, to June 15, 2026. The parties agreed on consent to apply \$50.00 to the last month's rent deposit. $\$121.03 \text{ minus } \$50.00 = \$71.03$.
8. The Landlords agreed to pay to the Tenant \$71.03 interest on the last month's rent deposit.
9. The parties also signed Notice N11 and uploaded their consent to the portal.
10. The Notice N9 may only be utilized by the Tenant, as a notice to terminate the Tenancy, however it is agreed on consent that Tenant, Kyle Rowsell has vacated on or before February 12, 2026. The parties agreed on consent to amend the application and remove Kyle Rowsell as party to this application. The Notice N9 was not relied on during mediation.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated on June 30, 2026.
2. The Tenant must move out on or before June 30, 2026.
3. 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.
4. 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.
5. The Tenant shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
6. The last month's rent deposit shall be applied to the last month of Tenancy in June 2026.
7. The Landlords shall pay to the Tenant \$71.03. This amount represents the agreed upon interest on the last month's rent deposit. If the Landlords do not pay the Tenant the full amount owing on or before June 30, 2026, the Landlords will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance.

June 16, 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 December 31, 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.