



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031398-26

In the matter of: 16, 7715 Queens Line
Chatham ON N7M5J5

Between: 1000126008 Ontario Inc. Landlord

And

Lance McNabb Tenant

1000126008 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lance McNabb (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 16, 2026. The Landlord's legal representative, Devon Theo Wagenaar, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of August 31, 2026.
2. The current monthly lawful rent is \$1,469.00. It is paid bi-weekly and due every other Thursday each month in the amount of \$734.50.
3. Based on the monthly rent, the daily rent/compensation is \$48.29. This amount is calculated as follows: \$1,469.00 x 12 months, divided by 365 days.
4. The rent arrears owing to June 30, 2026, are \$15,424.50.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord did not collect a last month's rent deposit.

7. The Landlord agrees to waive half of the lawful rent (\$734.50) for the months of July 2026 and August 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before August 31, 2026.
2. The Tenant shall pay to the Landlord \$15,610.50, which represents the arrears of rent (\$15,424.50), plus the filing fee (\$186.00) for the period ending June 30, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in full on or before August 31, 2026.
4. If the Tenant defaults on the payment as noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').
5. The Tenant shall pay to the Landlord \$734.50, which represent the agreed upon rent amount for the month of July 2026, on or before July 1, 2026.
6. The Tenant shall pay to the Landlord \$734.50, which represent the agreed upon rent amount for the month of August 2026, on or before August 1, 2026.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs 5 or 6 this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after June 30, 2025.
8. If the unit is not vacated on or before August 31, 2026, then the Tenant shall pay the Landlord compensation of \$48.29 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
9. 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.
10. 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.

June 25, 2026

Date Issued

Sonja Richter

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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on February 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.