



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031205-26

In the matter of: Unit 3 (rear), 195 Main Street
Lucan ON N0M2J0

Between: Walridge Motors Limited Landlord

And

Helena Geisbrecht Tenant

Walridge Motors Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Helena Geisbrecht (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Loryn Lox and the Tenant participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of July 5, 2026. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,150.00. It is due on the day first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$37.80. This amount is calculated as follows: \$1,150.00 x 12, divided by 365 days.
4. The rent arrears owing to June 30, 2026 are \$5,864.22
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Last month Rent was applied to June 2026 rent.

7. The parties agreed that the Interest owed to the Tenant will go towards covering the rent for July 1-July 5, 2026.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before July 5, 2026.
2. The Tenant shall pay to the Landlord \$6,050.22, which represents the arrears of rent 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 accordance with the following schedule:
 - a. \$504.18 on or before the 1st day of each month starting January 1, 2027, through to and including November 1, 2027; and
 - b. a final payment of \$504.24 on or before December 1, 2027.
4. The Tenant shall also pay the Landlord compensation of \$37.80 per day for the use of the unit starting July 6, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing, the Tenant will start to owe interest. Simple Interest will be calculated (pursuant to the *Courts of Justice Act*) on any balance outstanding commencing the date following the breach.
6. The last month's rent deposit being held by the Landlord has been applied to the June 2026 rental period.
7. The parties agreed that the Interest owed to the Tenant will go towards covering the rent for July 1, 2026 -July 5, 2026.
8. If the unit is not vacated on or before July 5, 2026, then starting July 6, 2026, the Landlord 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 Landlord on or after July 6, 2026.

June 24, 2026

Date Issued

Monique Browne

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 6, 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.