



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

File Number: LTB-L-027985-26

In the matter of: 408, 200 QUEEN ST S
Thornhill ON L5M1L3

Between: ROCKVIEW PROPERTIES Landlord

And

REECE A. DENNIS Tenant
CASSIDY CHARPENTIER WISEMAN

ROCKVIEW PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict REECE A. DENNIS and CASSIDY CHARPENTIER WISEMAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 4, 2026. The following parties participated in the mediation: The Landlord's representative, Ashley Cassidy and the Tenant, Cassidy Charpentier Wiseman, representing all tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,686.06. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$55.43. This amount is calculated as follows: \$1,686.06 x 12, divided by 365 days.
4. The Tenant has paid \$1,235.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026 are \$12,662.08.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. 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 **July 10, 2026**.
2. The Tenant shall pay to the Landlord **\$9,558.22**. 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 Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay the amount set out in paragraph 2 in accordance with the following payment schedule:
 - \$700.00 on or before the 20th day of each month for the period June 20, 2026, up to and including June 20, 2027.
 - \$458.22 on or before July 20, 2027.
4. If the Tenant misses any one of the payments set out in paragraph 3, the remaining balance will become immediately due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.
5. The Tenant shall also pay the Landlord compensation of \$55.43 per day for the use of the unit starting June 5, 2026 until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before July 10, 2026, then starting July 11, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 11, 2026.

June 24, 2026
Date Issued

Kevin Kordahi
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 11, 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 Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$12,432.74
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,235.00
Less the amount of the last month's rent deposit	- \$1,700.00
Less the amount of the interest on the last month's rent deposit	-\$125.52
Total amount owing to the Landlord	\$9,558.22
Plus daily compensation owing for each day of occupation starting June 5, 2026	\$55.43 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	