



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030201-26

In the matter of: 21, 75 OLD CHICOPEE DR
KITCHENER ON N2A2G4

Between: 75 Chicopee GP Ltd. Landlord

And

Jason Merling Tenant

75 Chicopee GP Ltd. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Jason Merling (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's representative Frannie Simms, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,350.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12, divided by 365 days.
5. The rent arrears owing to June 30, 2026 are \$8,260.00.
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 \$2,363.65 from the Tenant and this deposit is still being held by the Landlord. It shall apply to the last month of the tenancy.
8. Interest on the rent deposit, in the amount of \$22.58 is owing to the Tenant for the period from January 1, 2026, to June 15, 2026. This shall be applied to the arrears.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall vacate the unit on or before August 31, 2026.
2. The last month rent shall apply to the last month of the Tenancy.
3. The Tenant shall pay to the Landlord \$8,409.77 on or before September 15, 2026. This amount represents arrears of rent of June 30, 2026, and the cost of filing the application. The remainder of the last month rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
4. The Tenant shall also pay the Landlord compensation of \$77.26 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing in paragraph 3 on or before September 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 16, 2026, at 4.00% annually on the balance outstanding.
6. 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.
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 September 1, 2026.

June 22, 2026
Date Issued

Dillanique Knight
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 March 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.