



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

File Number: LTB-L-030266-26

In the matter of: 607, 109 KING AVE E
NEWCASTLE ON L1B0V5

Between: William Schmahl Landlord

And

Sonia Hernandez Osuna Tenants
Wade Sampson

William Schmahl (the 'Landlord') applied for an order to terminate the tenancy and evict Sonia Hernandez Osuna and Wade Sampson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on June 16, 2026. The Landlord, the Tenant Wade Sampson and the Tenant's support, Narome Robinson attended the hearing. The Tenant, Wade Sampson provided evidence that he was authorized by the second Tenant, Sonia Hernandez Osuna to represent her in this matter.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful monthly rent is \$2,200.00. It is due on the 15th day of each month.
5. Based on the monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12 months, divided by 365 days.
6. The rent arrears owing to June 14, 2026 are \$6,600.00

7. The Tenants shall pay to the Landlord per diem/daily compensation in the amount of \$867.96 for the period starting June 15, 2026 to June 26, 2026.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit in the amount of \$2,200.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be deducted from the amount of arrears.
10. Interest on the last month rent deposit, in the amount of \$35.36 is owing to the Tenants for the period from October 7, 2025 to June 26, 2026. This amount will be deducted from the amount of arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on June 26, 2026. The Tenants must move out of the rental unit on or before June 26, 2026.
2. If the unit is not vacated on or before June 26, 2026, then starting June 27, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 27, 2026.
4. If the Tenants do not vacate the rental unit on or before June 26, 2026, the Tenants shall pay to the Landlord compensation of \$72.33 per day for the use of the unit starting June 27, 2026 until the date the Tenants move out of the unit.
5. On or before June 26, 2026, the Tenants shall pay to the Landlord \$5,418.60 which represents arrears of rent for the period ending June 14, 2026 (\$6,600.00), plus per diem/daily compensation for the period starting June 15, 2026 to June 26, 2026 (\$867.96) less the last month rent deposit (\$2,200.00), less the interest on the rent deposit (\$35.36) plus the application filing fee (\$186.00).
6. If the Tenants fail to make the payment in accordance with paragraph 5 of this order, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from June 27, 2026 at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Floredana Ungureanu
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 27, 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.