



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

File Number: LTB-L-031494-26

In the matter of: 313, 505 HIGHLAND RD W
STONE CREEK ON L8J0N1

Between: 2324780 Ontario Inc. Landlord

And

Quinn Williams Tenant

2324780 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Quinn Williams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 18, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Charlotte K. Walton, the Landlord's Agent, Kate Mullin and the Tenant, Quinn Williams, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,255.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$74.14. This amount is calculated as follows: \$2,255.00 x 12, divided by 365 days.
4. The Tenant has paid \$4,510.00 to the Landlord since the application was filed.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,255.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to June 2026's rent.

7. Interest on the rent deposit, in the amount of \$21.93 is owing to the Tenant for the period from January 1, 2026, to June 18, 2026. The \$21.93 will be deducted from the \$186.00 filing fee and the Tenant will be required to pay the outstanding balance of \$164.07 to the Landlord.

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 June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.
4. Tenant shall pay the Landlord \$74.14 per day for compensation for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
5. The Tenant shall pay the \$164.07 to the Landlord on or before June 19, 2026, as the outstanding balance for the filing fee.
6. If the Tenant does not pay the Landlord the full amount owing per paragraph 5 of this order, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2026, at 4.00% annually on the balance outstanding.

June 23, 2026

Date Issued

Rachael Kukoyi

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 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.