



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

File Number: LTB-L-029651-26

In the matter of: Apartment #9, 2159 County Road 31
Winchester ON K0C2K0

Between: 31 Inn Motel / 1168727 Ontario Inc. Landlord

And

Stacey Lavigne Tenant

31 Inn Motel / 1168727 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stacey Lavigne (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on June 17, 2026. The Landlord's agent, Charles Theos, and the Tenant, Stacey Lavigne, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The parties requested a non-voidable eviction order with an eviction date of July 31, 2026.
3. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$10,000.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. If the Tenant finds a receipt for the last month's rent deposit the Landlord will acknowledge it and apply it towards the arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. The Tenant shall pay to Landlord \$10,186.00 for arrears of rent to June 30, 2026, which includes the application filing fee of \$186.00.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$1,200.00 on or before July 15, 2026.
4. If the Tenant fails to make payment in accordance with paragraph 3 of this order above, then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 2 of this order shall become immediately due and owing. **The Tenant shall** also pay to the Landlord \$9,499.50. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026, at 4.00% annually on the balance outstanding. See Schedule 1 for the calculation of the amount owing.
5. The Tenant shall also pay the Landlord compensation of \$39.45 per day for the use of the unit starting June 18, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.
7. If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 15, 2026.
8. If the unit is not vacated on or before July 15, 2026, then starting July 16, 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 16, 2026.
12. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
13. 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 August 1, 2026.

14. If the Tenant complies with paragraph 3 of this order the Tenant shall pay to the Landlord amount owing of \$10,186.00 paragraph 2 of this order above for arrears of rent to June 30, 2026, which includes the application filing fee of \$186.00 as follows:

- a. \$800.00 on or before the fifteenth (15) day of each month starting August 15, 2026, for a period of twelve (12) consecutive months until July 15, 2027; and
- b. The balance outstanding of \$586.00 on or before June 15, 2027.

14. If the Tenant fails to make any one of the payments in accordance with paragraph 14 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 14 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated in accordance with the Courts of Justice Act starting the day following the date of default at 4.00% annually on the balance outstanding.

June 22, 2026
Date Issued

John Russett
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 16, 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 to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$10,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,186.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$9,470.65
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$9,499.50
Plus daily compensation owing for each day of occupation starting June 18, 2026	\$39.45 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	