



Order under Section 69 and 77 Residential Tenancies Act, 2006

File Number: LTB-L-033935-26

In the matter of: 3, 443 EXETER RD
LONDON ON N6E2Z3

Between: Exclusive Rental Landlord

And

Brent Haugh Tenant

Exclusive Rental (the 'Landlord') applied for an order to terminate the tenancy and evict Brent Haugh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing on June 23, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Jamie McCauley and the Tenant Brent Haugh, participated in the mediation. The Tenant spoke with Tenant Duty Counsel before the start of mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed:

1. The lawful rent is \$1,588.75. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$52.23. This amount is calculated as follows: $\$1,588.75 \times 12$, divided by 365 days.
3. The Tenant has paid \$2,700.00 to the Landlord since the application was filed.
4. The rent arrears owing to June 23, 2026 including the application filing fee are \$3,842.29

5. The Landlord collected a rent deposit of \$1,588.75 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.
6. Interest on the rent deposit, in the amount of \$15.90 is owing to the Tenant for the period from January 1, 2026 to June 23, 2026.
7. The rent deposit, all accrued interest will be deducted from the arrears of rent and costs making the total amount payable \$2,237.64.
8. The parties agree to a final, non-voidable eviction order with an eviction date of July 18, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the Residential Tenancies Act, 2006 (the 'Act') by paying the outstanding rent 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 18, 2026.
2. If the unit is not vacated on or before July 18, 2026, then starting July 19, 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 19, 2026.
4. The Tenant shall pay to the Landlord \$2,237.64. See Schedule 1 for the calculation of the amount owing,
5. The Tenant shall pay to the Landlord the amount in paragraph 4, in accordance with the following schedule:
 - a) \$200.00 payable on or before June 23, 2026.
 - b) \$2,037.64 payable on or before July 18, 2026.
6. The Tenant shall also pay the Landlord compensation of \$52.23 per day for the use of the unit starting June 24, 2026, to the date the Tenant moves out of the unit.
7. If the Tenant fails to make payment in accordance with paragraph 5a) of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 4 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

8. If the Tenant does not pay the Landlord the full amount owing in paragraphs 5b) or 6 on or before July 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 19, 2026 at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Diego Fernandez-Stoll
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 of the Tenant expires on January 19, 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 as the tenancy is terminated

Rent Owing To June 23, 2026	\$6,356.29
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	-\$2,700.00
Less the amount of the last month's rent deposit	-\$1,588.75
Less the amount of the interest on the last month's rent deposit	-\$15.90
Total amount owing to the Landlord	\$2,237.64
Plus daily compensation owing for each day of occupation starting June 24, 2026	\$52.23 (per day)