



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

File Number: LTB-L-033212-26

In the matter of: 102, 177 BAYVIEW DR
BARRIE ON L4N4Y6

Between: 177 Bayview Drive Limited Landlord

And

Regan Jones Tenant

177 Bayview Drive Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Regan Jones (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 23, 2026. The following parties participated in the mediation: The Landlord's representative Faith McGregor, the Landlord's agent, Dawn Rees, and the Tenant Regan Jones.

The parties consented to the following order. I was satisfied that the parties understood 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 \$2,685.23.
4. Based on the Monthly rent, the daily rent/compensation is \$88.28. This amount is calculated as follows: \$2,685.23 x 12, divided by 365 days.
5. The rent arrears owing to June 30, 2026 are \$12,275.00
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 \$2,450.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can will be applied to the month of July, 2026 which is the last month of this tenancy.
8. Interest is owing on the deposit in the amount of \$25.51. Interest will also be applied to the month of July, 2026.
9. This Order on Consent represents a final, non-voidable termination of this tenancy.

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. If the unit is not vacated on or before July 31, 2026, the Tenant shall pay the Landlord compensation of \$88.28 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
3. 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.
4. 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
5. The Tenant shall pay to the Landlord **\$12,461.00** which represents the arrears of rent plus costs for the period ending June 30, 2026.
6. The Tenant shall pay the Landlord the full amount as set out in paragraph 5, less any payments made after the date of hearing but prior to the termination of this tenancy, on or before July 31, 2026.
7. If the Tenant fails to make any one of the payments in accordance with paragraph 6 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
8. This Order on Consent is in full and final settlement of this application.

June 29, 2026
Date Issued

Ryan Gacnik
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 February 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.