



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035680-26

In the matter of: 201, 35 JOHN ST
KINGSTON ON K7K 1S8

Between: 2010843 Ontario Ltd Landlord

and

Tim Lucyk Tenant

2010843 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Tim Lucyk (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on June 24, 2026 by videoconference.

The Landlord's Representative Lorrie McCullough and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant received legal advice regarding this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,595.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$52.44. This amount is calculated as follows: \$1,595.00 x 12, divided by 365 days.
- 3) The Tenant has paid \$2,000.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to June 30, 2026 are \$3,880.00.
- 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 \$1,595.00 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.

- 7) Interest on the rent deposit, in the amount of \$13.21 is owing to the Tenant for the period from February 1, 2026 to June 24, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant and all Occupants must move out of the rental unit on or before June 30, 2026.**
2. The Tenant shall pay to the Landlord \$2,121.35. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$52.44 per day for the use of the unit starting June 25, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
5. 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.
6. 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.
7. This order is in full and final settlement of this application.

June 26, 2026
Date Issued

Denise Hannivan
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.

Schedule 1

SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$5,543.56
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Less the amount of the last month's rent deposit	- \$1,595.00
Less the amount of the interest on the last month's rent deposit	- \$13.21
Total amount owing to the Landlord	\$2,121.35
Plus daily compensation owing for each day of occupation starting June 25, 2026	\$52.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	