



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034909-26

In the matter of: 304-300 Grand River Ave.
Brantford, ON N3T4Y4

Between: 660490 Ontario Ltd. Landlord

And

Gary Prue Tenant

660490 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Prue (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on June 24, 2026.

The Landlord's Agent, Angelina Sulikowski, the Tenant's Representative, Ayesha Noorani, the Tenant's support, Lucy Cochrane and the Tenant attended the hearing.

Parties sought resolution through mediation but were unsuccessful.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

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 \$983.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$32.32. This amount is calculated as follows: \$983.00 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 \$5,878.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$850.00 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.
9. Interest on the rent deposit, in the amount of \$133.13 is owing to the Tenant for the period from December 5, 2017, to June 24, 2026.
10. At the hearing, parties agreed to an extended termination date of September 20, 2026. The Tenant also agreed to pay \$250.00 towards the lawful rent on or before the 1st day of each month commencing with the rent for July 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$6,064.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$7,047.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$8,030.00 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$9,013.00 if the payment is made on or before September 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after September 20, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **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 September 20, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,873.55. 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.

6. The Tenant shall also pay the Landlord compensation of \$32.32 per day for the use of the unit starting June 25, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before September 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 21, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 20, 2026, then starting September 21, 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 September 21, 2026.

Additional Conditions

10. The Tenant shall pay to the Landlord \$250.00 towards the lawful rent on or before the 1st day of each month from July 2026 to September 2026.
11. If the Tenant fails to make the payments in accordance with paragraph 10 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant prior to September 20, 2026, and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 26, 2026
Date Issued

Ken Audziss
Member, 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 March 21, 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	\$5,878.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$6,064.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing to July 31, 2026	\$6,861.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$7,047.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026

Rent Owing to August 31, 2026	\$7,844.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$8,030.00

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before September 20, 2026

Rent Owing to September 30, 2026	\$8,827.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$9,013.00

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

Rent Owing to Hearing Date, June 24, 2026	\$5,670.68
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$850.00
Less the amount of the interest on the last month's rent deposit	- \$133.13
Total amount owing to the Landlord	\$4,873.55
Plus, daily compensation owing for each day of occupation starting June 25, 2026	\$32.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	