



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

File Number: LTB-L-034955-26

In the matter of: 393157 COUNTY RD 12
AMARANTH ON L9W0M9

Between: Adnan Nazir Landlord

And

Jervis Lecoure Tenant

Adnan Nazir (the 'Landlord') applied for an order to terminate the tenancy and evict Jervis Lecoure (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on June 24, 2026. The Landlord, Adnan Nazir, and the Tenant, Jervis Lecoure, attended the hearing. The Tenant did 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. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on April 25, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$1,900.00. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to April 25, 2026 are \$17,061.75.
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 \$1,700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$153.71 is owing to the Tenant for the period from August 1, 2022, to April 25, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 25, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$15,394.04. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord amount owing of \$15,394.04, paragraph 2 of this order above as follows:
 - a. \$200.00 on or before the Friday of each month starting August 7, 2026, for a period of seventy-six (76) consecutive until January 7, 2027; and
 - b. The balance outstanding of \$586.00 on or before January 14, 2027.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order above 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 30, 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$17,061.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,700.00
Less the amount of the interest on the last month's rent deposit	- \$153.71
Total amount owing to the Landlord	\$15,394.04