



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033073-26

In the matter of: B, 9 BOURGEOIS BEACH RD
VICTORIA HARBOUR ON L0K2A0

Between: Justin Bressette Landlord

And

Penelope Corbyn Tenant

Justin Bressette (the 'Landlord') applied for an order to terminate the tenancy and evict Penelope Corbyn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 24, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Justin Bressette, the Tenant, Penelope Corbyn, and the Tenant's Support, Holly Chu, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,700.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: $\$1,700.00 \times 12$, divided by 365 days.
4. The Tenant has paid \$3,400.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$1,700.00.
6. The Landlord agreed to waive \$186.00 which is the cost for filing the application.
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 will be applied to July 2026's rent.

8. Interest on the rent deposit, in the amount of \$30.61 is owing to the Tenant for the period from August 16, 2025, to June 24, 2026.
9. The Landlord agrees to pay the Tenant an amount equal to one-month compensation through e-transfer on or before July 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 31, 2026.
2. 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.
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 August 1, 2026.
4. The Tenant shall pay the Landlord the sum of \$1,669.39 on or before July 2, 2026. This amount includes the rent arrears owing to June 30, 2026, less the amount the Tenant paid to the Landlord since the application was filed, less the amount of the interest on the last month's rent deposit.
5. If the Tenant fails to make payment in accordance with paragraph 4 of this order, then the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears of rent, NSF fees and related charges that became owing after **June 30, 2026**. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.
6. The Tenant shall also pay the Landlord compensation of \$55.89 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.

June 30, 2026
Date Issued

Rachael Kukoyi
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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing to June 30, 2026	\$5,100.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,400.00
Less the amount of the interest on the last month's rent deposit	- \$30.61
Total amount owing to the Landlord	\$1,669.39
Plus daily compensation owing for each day of occupation starting August 1, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	