



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

File Number: LTB-L-028385-26

In the matter of: 5 BROCK ST
THOROLD ON L2V1V7

Between: Glenn Simpson Landlord

And

Todd Boughner Tenants
Shannon Carey

Glenn Simpson (the 'Landlord') applied for an order to terminate the tenancy and evict Todd Boughner and Shannon Carey (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 10, 2026.

The Landlord and the Tenant, Todd Boughner, attended the hearing. The Tenant Todd Boughner submitted that he had the authority and consent from the other Tenant to enter into this consent order.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,200.69 for arrears of rent up to June 30, 2026, and costs.
2. The Tenancy will be terminated as of July 31, 2026.
3. The lawful rent is \$2,408.75. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$79.19. This amount is calculated as follows: \$2,408.75 x 12, divided by 365 days.
5. The Landlord collected a rent deposit of \$2,350.00 from the Tenants 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, which the Landlord shall apply this amount to July 2026 rent.
6. Interest on the rent deposit, in the amount of \$95.53 is owing to the Tenants for the period from September 12, 2024, to June 10, 2026, which will be given as a credit to the Tenants for July 2026 rent.

7. The Tenants shall also pay the Landlord compensation of \$79.19 per day for the use of the unit starting August 1, 2026, until the date the Tenants move out of the unit, if the Tenants fail to vacate the rental unit on or before July 31, 2026.
8. 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.
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 August 1, 2026.

June 30, 2026
Date Issued

Samantha Greaves
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 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.