



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013892-25

In the matter of: Upper Unit box 142, 7563 Highway 35
NORLAND ON K0M2L0

Between: Lydia Doble

And

Aliesha Miller
Justin Dorrington-Irvine

I hereby certify this is a
true copy of an Order dated

June 2, 2025

Landlord and Tenant Board

Landlord

Tenants

Lydia Doble (the 'Landlord') applied for an order to terminate the tenancy and evict Aliesha Miller and Justin Dorrington-Irvine (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 20, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord Lydia Doble, and the Tenant, Aliesha Miller on behalf of both Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
2. The rent arrears owing to May 31, 2025 are \$6,503.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$1,800.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be applied to the arrears of rent.
5. Interest on the rent deposit, in the amount of \$51.04 is owing to the Tenants for the period from April 2, 2024 to May 20, 2025. This amount will also be applied to the arrears.
6. The parties agree that the amount owing to May 31, 2025 inclusive of the application filing fee is \$6,689.00.

8. The parties agree to the non-voidable termination date set out below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated the Tenants must vacate the unit on or before June 2, 2025.
2. If the unit is not vacated on or before June 2, 2025, then starting July 3, 2025, 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 June 3, 2025.
4. The Tenants shall pay \$4,837.96 to the Landlord for arrears of rent up to May 31, 2025 and costs minus the last month rent deposit and interest owing on the last month rent deposit.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$815.00 in full on or before the last day of each month beginning July 31, 2025 up to and including November 30, 2025; and
 - b) \$814.00 in full on or before December 31, 2025.
6. If the Tenants do not make the required payments in accordance with paragraph 5 of this order, any remaining balance of the amount set out in paragraph 4 of this order will immediately become due and owing and the Tenants will start to owe interest. This will be simple interest calculated from the date of breach at 5.00% annually on the balance outstanding.

June 2, 2025
Date Issued



Christine Leitch
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 December 3, 2026 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.