Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-078821-25

In the matter of:	710, 25 STONG CRT NORTH YORK ON M3N1P1	
Between:	New Glen Investments	Landlord
	And	
	Janieiel Palmer	Tenant

New Glen Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Janieiel Palmer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on December 11, 2025. The following parties participated in the mediation: The Landlord's representative, Sabrina Marchionne, and the Tenant, Janieiel Palmer.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

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 November 30, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is $1,370.48. It was due on the 1st day of each month.
4. The Tenant has paid $3,600.00 to the Landlord since the application was filed.
5. The rent arrears owing to November 30, 2025 are $1,381.50.
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 $1,319.51 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 $30.19 is owing to the Tenant for the period from January 1, 2025 to November 30, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord $217.80. 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. If the Tenant does not pay the Landlord the full amount owing on or before February 4, 2025, the Tenant will start to owe interest. This will be simple interest calculated from February 5, 2025, at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

Kevin Kordahi
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	$4,981.50
Application Filing Fee	$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- $3,600.00
Less the amount of the last month's rent deposit	- $1,319.51
Less the amount of the interest on the last month's rent deposit	- $30.19
Total amount owing to the Landlord	**$217.80**