



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

File Number: LTB-L-085385-25

In the matter of: 307, 66 BROADWAY AVE
TORONTO ON M4P 1T6

Between: Beaux Properties Management Company Landlord

and

Stephanie Magnus Tenants
Michael Magnus

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Magnus and Michael Magnus (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled for videoconference on December 22, 2025.

The Landlord's Agent Athena Metaxas and Tenant Stephanie Magnus, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

Tenant Stephanie Magnus did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent increased to \$2,479.33 on December 1, 2025. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$81.51. This amount is calculated as follows: \$2,479.33 x 12 months, divided by 365 days.
- 3) The Tenants have paid \$8,479.33 to the Landlord since the application was filed.
- 4) The rent arrears owing to December 31, 2025 are \$1,816.42.

- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of a cheque given by or on behalf of the Tenants which was returned NSF.
- 7) The Landlord collected a rent deposit of \$2,479.33 from the Tenants December 1, 2021 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.
- 8) Interest on the rent deposit, in the amount of \$3.91 is owing to the Tenants for the period from November 30, 2025 to December 22, 2025.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,027.42 if the payment is made on or before December 31, 2025. See Schedule 1 for the calculation of the amount owing.
 - \$4,506.75 if the payment is made on or before January 28, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after January 28, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 28, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application and unpaid NSF charges the Landlord is entitled to by \$1,141.93. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$81.51 per day for compensation for the use of the unit starting December 23, 2025 until the date the Tenants move out of the unit.
6. The Tenants shall also pay the Landlord compensation of \$81.51 per day for the use of the unit starting December 23, 2025 until the date the Tenants move out of the unit.
7. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

8. If the unit is not vacated on or before January 28, 2026, then starting January 29, 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 January 29, 2026.
10. This order is in full and final settlement of this application.

January 7, 2026
Date Issued

Denise Hannivan
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 July 29, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before December 31, 2025

Rent Owing to December 31, 2025	\$10,295.75
Application Filing Fee	\$186.00
NSF Charges	\$25.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$8,479.33
Total the Tenants must pay to continue the tenancy	\$2,027.42

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 28, 2026

Rent Owing to January 31, 2026	\$12,775.08
Application Filing Fee	\$186.00
NSF Charges	\$25.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$8,479.33
Total the Tenants must pay to continue the tenancy	\$4,506.75

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$9,609.64
Application Filing Fee	\$186.00
NSF Charges	\$25.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$8,479.33
Less the amount of the last month's rent deposit	- \$2,479.33
Less the amount of the interest on the last month's rent deposit	- \$3.91
Total amount owing to the Landlord	\$(1,141.93)
Plus daily compensation owing for each day of occupation starting December 23, 2025	\$81.51 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	