



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

File Number: LTB-L-085388-25

In the matter of: 512, 399 MARKHAM RD
SCARBOROUGH ON M1J 3C9

Between: 1815212 ONTARIO INC. Landlord

and

JAMES YULE BISHOP Tenants
TERRANCE GRANT
ROBERT EDWARD DAFOE

1815212 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JAMES YULE BISHOP, TERRANCE GRANT and ROBERT EDWARD DAFOE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative Anome Mehrabian and the Tenant Terrance Grant, who had authorization to consent on behalf of the other Tenants, engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. Tenant Terrance Grant received 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 is \$2,200.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12 months, divided by 365 days.
- 3) The rent arrears owing to December 31, 2025 are \$24,400.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- 5) The Landlord collected a rent deposit of \$2,900.00 from the Tenants on December 1, 2024 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.
- 6) Interest on the rent deposit in the amount of \$76.88. is owing to the Tenants for the period from December 1, 2024 to December 22, 2025.
- 7) This tenancy is terminated in a non-voidable manner.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated. **The Tenants must move out of the rental unit on or before January 15, 2026.**
2. The Tenants shall pay to the Landlord \$21,000.38. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall **also** pay the Landlord compensation of \$72.33 per day for the use of the unit starting December 23, 2025 until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before January 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 16, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before January 15, 2026, then starting January 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 16, 2026.
7. This order is in full and final settlement of this application.

January 8, 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 16, 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

Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$23,791.26
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,900.00
Less the amount of the interest on the last month's rent deposit	- \$76.88
Total amount owing to the Landlord	\$21,000.38
Plus daily compensation owing for each day of occupation starting December 23, 2025	\$72.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	