



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-075944-25

In the matter of: 805, 50 HIGH PARK AVE
TORONTO ON M6P0B4

Between: High Park Bayview Inc operating as Livmore Landlord
High Park c/o GWL Realty Advisors Res

And

Santiago Montalvan Tenant

High Park Bayview Inc operating as Livmore High Park c/o GWL Realty Advisors Res (the 'Landlord') applied for an order to terminate the tenancy and evict Santiago Montalvan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 4, 2025.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent and specifically their agreement to terminate the tenancy.

Agreed Facts:

1. The parties agree that the Tenant owes rent arrears of \$16,944.36 up to December 31, 2025.
2. The monthly rent is \$2,458.84 and there is no last month rent on deposit.
3. The parties have agreed to terminate the tenancy January 31, 2026. Therefore, the order is non-voidable.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant shall terminate and the Tenant must move out of the rental unit on January 31, 2026.
2. The Tenant shall pay to the Landlord \$16,944.36 for arrears of rent up to December 31, 2025, including costs.
3. This is a non-voidable order.

4. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before January 31, 2026, then starting February 1, 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 February 1, 2026.

January 6, 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 August 1, 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.