



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

**File Number:** LTB-L-086403-25

**In the matter of:** 18, 1240 ILONA PARK RD  
PICKERING ON L1W1E4

**Between:** Brukel Construction Limited Landlord

**And**

Shereen Simon Tenant

Brukel Construction Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Shereen Simon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 6, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Agent, Josh Goselin, and the Tenant were present. The Tenant spoke with Tenant Duty Counsel prior to mediation

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

**It is agreed that:**

1. The parties agreed on extended standard order with the termination date of February 28, 2026.
2. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent in January 2026 is \$1,878.21.
5. Based on the Monthly rent, the daily rent/compensation is \$61.75. This amount is calculated as follows: \$1,878.21 x 12, divided by 365 days.
6. The rent arrears owing to January 31, 2026, are \$5,422.53.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,806.73 from the Tenant 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.
9. Interest on the rent deposit, in the amount of \$45.79 is owing to the Tenant for the period from January 1, 2025, to January 6, 2026.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

\$5,608.53 if the payment is made on or before January 31, 2026.

**OR**

\$7,486.74 if the payment is made on or before February 28, 2026.

3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 28, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 28, 2026.**
5. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.
7. The Tenant shall also pay the Landlord compensation of \$61.75 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,562.74. This amount includes rent arrears owing up to January 31, 2026, and the cost of filing the application. The interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant, and the last month's rent deposit has been applied to the last month of tenancy in February 2026.

9. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

**January 13, 2026**  
**Date Issued**

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Maryam Cooper  
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 August 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.

