



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

File Number: LTB-L-087686-25

In the matter of: APT#304, 2368 Keele Street
North York ON M6M4A5

Between: Royal Downs Development Limited Landlord

And

Haben Gebrezgabhier Tenant
Temesgegen Gebrezgabhier

Royal Downs Development Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Haben Gebrezgabhier and Temesgegen Gebrezgabhier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on January 8, 2026 .

The Landlords representative Mr. Steiman and the Tenant attended the hearing

On consent it is ordered that:

The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

1. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$15,540.36 if the payment is made on or before February 8, 2026.
2. **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 8, 2026.**
3. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$13,616.32. This amount includes rent arrears owing up to February 8, 2026, and the cost of filing the application.
4. The Tenant shall also pay the Landlord compensation of \$83.01 per day for the use of the unit starting February 9, 2026, until the date the Tenant moves out of the unit.

5. If the Tenant does not pay the Landlord the full amount owing on or before February 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 9, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before February 8, 2026, then starting February 9, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 9, 2026.

January 9, 2026

Date Issued

Suzy Franklyn

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 of the Tenant expires on August 9, 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.

