



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

File Number: LTB-L-083987-25

In the matter of: 503, 35 TOBERMORY DR
NORTH YORK ON M3N2R6

Between: SKPM RENTS 20 Landlord

And

GERALD MORRISON Tenant
SHEREEN MORRISSON

SKPM RENTS 20 (the 'Landlord') applied for an order to terminate the tenancy and evict GERALD MORRISON and SHEREEN MORRISSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative Sara Ginman and the Tenant Gerald Morrison attended the hearing.

The application was amended to remove the names Zachariah Morrison and Elijah Morrison as they are minors. The request was granted, and the application amended accordingly.

The Tenant states that a payment in the amount of \$229.18 was made to the Landlord on January 1, 2026, but as of the date of the hearing, it had not been processed.

At the hearing, the parties consented to the following order.

Determinations:

1. At the commencement of the hearing, the parties requested that the application be amended to remove the names Zachariah Morrison and Elijah Morrison as they are minors. The request was granted and the application amended accordingly.

On consent, 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:**
 - \$2,690.94 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.
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 January 31, 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 January 31, 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 the Landlord is entitled to by \$737.47. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$65.94 per day for compensation for the use of the unit starting January 9, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. 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.
8. 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 15, 2026
Date Issued

Heather Chapple
Vice Chair, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$8,127.94
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,623.00
Total the Tenant must pay to continue the tenancy	\$2,690.94

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

Rent Owing To Hearing Date	\$6,649.88
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,623.00
Less the amount of the last month's rent deposit	- \$1,901.93
Less the amount of the interest on the last month's rent deposit	- \$48.42
Total amount owing to the Landlord	\$(737.47)
Plus daily compensation owing for each day of occupation starting January 9, 2026	\$65.94 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	