



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

File Number: LTB-L-088373-25

In the matter of: Main Floor, 77 BURNABY BLVD
TORONTO ON M5N1G3

Between: Brian Grys Landlord

And

Michael Taylor Tenant

Brian Grys (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Taylor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026. The Landlord and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. On or before January 16, 2026, the Tenant shall pay to the Landlord \$7,519.71 which represents \$7,331.71 for arrears of rent and costs of \$186.00 for the period ending January 31, 2026.
2. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 13, 2026
Date Issued

Oluwatobi Abobarin
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.