



January 13, 2026

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

File Number: LTB-L-089344-25

In the matter of: Upper Unit, 1959 DUFFERIN ST
TORONTO ON M6E3P8

Between: PHILIPP Summer Landlord

And

Andre Edmund Tenants
Andre Ali Edmund
Fareal Edmund

PHILIPP Summer (the 'Landlord') applied for an order to terminate the tenancy and evict Andre Edmund, Andre Ali Edmund and Fareal Edmund (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlords Legal Representative Colin James Mitchell and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. Based on the Monthly rent, the daily rent/compensation is \$100.27. This amount is calculated as follows: \$3,050.00 x 12, divided by 365 days.
3. The rent arrears owing to January 31, 2026, are \$21,353.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$3,050.00 from the Tenants 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 as the tenancy is terminated.
6. The tenancy between the Landlord and the Tenants is terminated.
7. The Tenants shall also pay the Landlord compensation of \$100.27 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 Tenants do 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.
9. 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.
10. 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.

January 13, 2026

Date Issued

Jennifer Buckminster

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 September 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 Tenants must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$21,353.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,050.00
Total amount owing to the Landlord	\$18,489.00
Plus, daily compensation owing for each day of occupation starting March 1, 2026	\$100.27 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	