



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085638-25

In the matter of: 5, 11 COTTINGHAM RD
TORONTO ON M4V1B1

Between: 1666701 Ontario Inc.o/a NMR Properties

Landlord

And

Kershawn Brown
Shemar Jones

Tenants

1666701 Ontario Inc.o/a NMR Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Kershawn Brown and Shemar Jones (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 7, 2026. The Landlord's agent, Martin Smyth and the Tenant, Kershawn Brown 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, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,552.50. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$83.92. This amount is calculated as follows: \$2,552.50 x 12 months, divided by 365 days.
4. The rent arrears owing to January 31, 2026, are \$18,602.50.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,500.00 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 if the tenancy is terminated.

7. Interest on the rent deposit, in the amount of \$65.23 is owing to the Tenants for the period from December 20, 2024, to January 7, 2026.
8. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants do not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before January 31, 2026.
2. 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.
3. 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.
4. The Tenants shall pay to the Landlord \$14,258.21. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlord compensation of \$83.92 per day for the use of the unit starting January 8, 2026, until the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlord the full amount owing on or before January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

January 15, 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.

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

Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$18,242.44
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,605.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$65.23
Total amount owing to the Landlord	\$14,258.21
Plus daily compensation owing for each day of occupation starting January 8, 2026	\$83.92 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	