



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087416-25

In the matter of: Back, 59 SCARLETT RD
Toronto ON M6N4J8

Between: Paul John Caruana Landlord

And

Noah Henne Tenant

Paul John Caruana (the 'Landlord') applied for an order to terminate the tenancy and evict Noah Henne (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 Landlord, Paul John Caruana, and the Tenant, Noah Henne attended the Hearing. The Tenant did not legal advice prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,390.89. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$45.73. This amount is calculated as follows: $\$1,390.89 \times 12$, divided by 365 days.
4. The Tenant has paid \$312.28 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$28.51.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,250.00 from the Tenant 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.

8. Interest on the rent deposit, in the amount of \$120.26 is owing to the Tenant for the period from August 1, 2020, to January 7, 2026.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$214.51 which represents arrears of rent (\$28.51) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$214.51 on or before January 9, 2026
3. If the Tenant fails to make the payment in accordance with paragraphs 2, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 21, 2026
Date Issued

Pauline Brewster
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.