



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-039686-25

In the matter of: 319, 60 COLBORNE ST
TORONTO ON M5E0B7

Between: Taylor Hull Tenant

And

Camille Brown Landlord

Taylor Hull (the 'Tenant') applied for an order determining that Camille Brown (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 21, 2026.

The Tenant, the Landlord, and the Landlord's Legal Representative Chantelle Campbell attended the hearing.

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

Agreed Facts:

1. The Tenant acknowledged that she is vacating the rental unit on her own initiative, not because of the Landlord's N12 notice of termination.
2. The Tenant agreed to send a follow-up e-mail to Provident on or before January 31, 2026, authorizing them to refund the Landlord's credit for utilities.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on March 31, 2026. The Tenant must move out of the rental unit by that date.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.
4. The Landlord shall pay to the Tenant \$1,500.00 by applying it as a rent abatement for the month of February 2026. This reduces the rent the Tenant owes for the month of February 2026 to \$550.00.
5. The last month's rent deposit and any interest owing on the deposit are applied to the month of March 2026, the last month of the tenancy.
6. This order resolves all issues in the tenancy.

January 28, 2026
Date Issued

Kate Sinipostolova
Member, 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 October 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.