



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

File Number: LTB-L-087941-25 and LTB-L-083132-25

In the matter of: BASEMENT UNIT, 106 BUDE ST
YORK ON M6E2E5

Between: DCMartyres Real Estate Investments Inc. Landlord

And

KELSEY ROSE NICHOLSON Tenant

DCMartyres Real Estate Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict KELSEY ROSE NICHOLSON (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's Representative Naseer Ahmed and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered that:

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1. The tenancy between the Landlord and the Tenant is terminated, the Tenant must vacate the unit on or before April 30, 2026.
2. The Tenant shall pay to the Landlord \$6,030.15. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$70.75 per day for the use of the unit starting January 13, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

5. The Tenant may also terminate the tenancy at anytime prior to April 30, 2026, by providing the Landlord with written notice at least 48 hours prior to vacating the unit.
6. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 May 1, 2026.

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8. At the hearing, the Landlord sought to withdraw this application, and I consented to the request.
9. The application having been withdrawn; the LTB's file is closed.

February 2, 2026
Date Issued

Brenda Mercer
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 November 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 Tenant must pay, the tenancy is terminated

Rent Owing To Hearing Date	\$8,057.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$112.85
Total amount owing to the Landlord	\$6,030.15
Plus daily compensation owing for each day of occupation starting January 13, 2026	\$70.75 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	