



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

File Number: LTB-L-093081-25

In the matter of: 16 MURRAY PL
AMHERSTVIEW ON K7N1P6

Between: TVM Amherstview II Inc Landlord

And

Benjamin Paul Tenants
Joni Berry

TVM Amherstview II Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Benjamin Paul and Joni Berry (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on January 20, 2026.

The Landlord Sid Green and the Tenants Benjamin Paul and Joni Berry attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,750.00. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$2,314.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlord is \$2,500.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,500.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph **1** on or before **January 31, 2026**.
3. If the Tenants fail to make the payment in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph **1** of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

February 2, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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.