



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

File Number: LTB-L-104397-25

In the matter of: 3760 MCKEE RD
BLACKSTOCK ON L0B1B0

Between: MCF MORTGAGE INVESTMENT CORP. Landlord
MCF MORTGAGE INVESTMENT SERVICES
INC.

And

Chris Smith Tenant

MCF MORTGAGE INVESTMENT CORP. MCF MORTGAGE INVESTMENT SERVICES INC.
(the 'Landlord') applied for an order to terminate the tenancy and evict Chris Smith (the 'Tenant')
because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 27, 2026. The following parties participated in the mediation: The
Landlord's agent, Korin Wilson, and the Tenant, Chris Smith

The parties consented to the following order. I was satisfied that the parties understood the
consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
4. The rent arrears owing to January 31, 2026 are \$15,000.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord agrees to waive the arrears in full conditional on the Tenant vacating the unit in accordance with this order.

7. The Landlord also agrees to waive rent for the period of February 1, 2026 to February 13, 2026.
8. There is no last month's rent deposit.
9. On or before February 13, 2026 the Tenant agrees to cooperate with MFS Property Services including turning over the keys to the property management company.
10. The Tenant agrees to allow the Landlord to change the locks to the rental unit and provide a replacement key to the Tenant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 13, 2026.
2. If the unit is not vacated on or before February 13, 2026, then starting February 14, 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 14, 2026.
4. If the unit is not vacated on or before February 13, 2026, the Tenants shall pay the Landlord compensation of \$98.63 per day for the use of the unit starting April 15, 2023, until the date the Tenant moves out of the unit.
5. If the unit is not vacated on or before February 13, 2026, the Tenant shall pay the Landlord \$15,186.00 on or before February 14, 2026.
6. Should the payment in paragraph five (5) come due and owing, and if the Tenants fail to make the payment required in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting February 15, 2026. The Landlord has the right to collect the balance outstanding under this Order.
7. This Order on Consent is in full and final settlement the application.

January 29, 2026
Date Issued

Ryan Gacnik
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 14, 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.