



Order under Section 21.1 of the Statutory Powers Procedures Act & Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077978-25-RV

In the matter of: 44 Medley Cres
Scarborough ON M1J1Y3

Between: Akil Annamunthodo Landlord

And

Christopher Gero Tenant

Review Order

Akil Annamunthodo (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Gero (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by original order LTB-L-077978-25, issued on November 27, 2025.

On January 07, 2026, the Tenant requested a review of the order, and that the order be stayed until the request to review the order is resolved.

On January 08, 2026, interim order LTB-L-077978-25-RV-IN was issued, staying the order issued on November 27, 2025.

This application was scheduled to be heard by videoconference on January 29, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. An extended, voidable termination date was negotiated in good faith.
2. The lawful rent is \$1,700.00. It is due on the first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: \$1,700.00 x 12, divided by 365 days.
4. The rent arrears owing to January 31, 2026, are \$11,000.00

5. The Landlord incurred costs of \$186.00 for filing the original application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,700.00 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.
7. The Landlord owes the Tenant interest on the last month rent deposit in the amount of \$55.82 from October 03, 2024, to January 29, 2026.
8. The rent payment for January 2026 was in dispute during mediation. The Tenant states the rent was sent to the Landlord via ODSP, and the Landlord states they have not received it. The parties agree that at such time as the Landlord receives the funds, the payment will be reflected on the Tenant's account.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-077978-25 issued on November 27, 2025, is granted.
2. The interim order issued on January 08, 2026, is cancelled.
3. The original order LTB-L-077978-25 is canceled and replaced with the following:

a) The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

b) **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$12,886.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$14,586.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$16,286.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

c) The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

d) **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 30, 2026.**

- e) If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,350.99. 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.
- f) The Tenant shall also pay the Landlord compensation of \$55.89 per day for the use of the unit starting January 30, 2026, until the date the Tenant moves out of the unit.
- g) 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, in accordance with the *Courts of Justice Act*, on the balance outstanding.
- h) 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.
- i) 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.

February 5, 2026

Date Issued

Adam Rogers

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 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 to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$12,700.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$12,886.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$14,400.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,586.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$16,100.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$16,286.00

D. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$10,920.81
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,700.00
Less the due interest on the last month's rent deposit	- \$55.82
Total amount owing to the Landlord	\$9,350.99
Plus daily compensation owing for each day of occupation starting January 30, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	