



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

File Number: LTB-L-081136-25-RV

In the matter of: 103, 47 SPENCER AVE
TORONTO ON M6K2K2

Between: Parkdale Apartment Nominee 2 Inc. Landlord

And

Lauryn Craig Tenant

Review Order

Parkdale Apartment Nominee 2 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lauryn Craig (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by original order LTB-L-081136-25, issued on January 07, 2026.

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-081136-25-RV-IN was issued, staying the order issued on January 07, 2026.

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's Representative Eric Steiman and the Tenant were present at mediation. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. Based on the Monthly rent, the daily rent/compensation is \$65.71. This amount is calculated as follows: $\$1,998.75 \times 12$, divided by 365 days.
2. The rent arrears owing to January 31, 2026, are \$5,920.00.
3. The Landlord incurred costs of \$186.00 for filing the original application and is entitled to reimbursement of those costs.

4. The Landlord collected a rent deposit of \$1,950.00 from the Tenant and this deposit is still being held by the Landlord. This amount will be applied to the balance of the arrears.
5. Interest owing to the Tenant on the held rent deposit is \$16.29 from August 31, 2025, to December 31, 2025. This amount will also be applied to the Tenant's arrears.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-081136-25 issued on January 07, 2026, is granted.
2. The interim order issued January 08, 2026, is canceled.
3. The original order LTB-L-081136-25 issued January 07, 2026, is canceled and replaced with the following:
 - a) The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
 - b) The Tenant shall pay the Landlord \$4,139.71. This amount represents the rent arrears to January 31, 2026, plus costs, less the rent deposit and due interest.
 - c) The Tenant shall also pay the Landlord compensation of \$65.71 per day for the use of the unit starting February 01, 2026, until the date the Tenant moves out of the unit.
 - d) If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
 - e) 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.
 - f) 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.

February 4, 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 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.