



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

File Number: LTB-L-098902-25

In the matter of: 1, 343 WINDERMERE AVE
TORONTO ON M6S3L1

Between: Wallace Boustead Landlord

And

Susan Lumb Tenant

Wallace Boustead (the 'Landlord') applied for an order to terminate the tenancy and evict Susan Lumb (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on January 28, 2026. The Landlord's representative, George Brown, and the Tenant, Susan Lumb attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The parties agreed to a non-voidable eviction order with a termination date of February 28, 2026.
3. The lawful rent is \$1,925.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$63.29. This amount is calculated as follows: \$1,925.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$11,550.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Tenant must move out of the rental unit on or before February 28, 2026.
3. Tenant shall pay to the Landlord \$11,583.12. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$63.29 per day for the use of the unit starting January 29, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.

February 2, 2026

Date Issued

John Russett

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 September 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	\$11,397.12
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$11,583.12
Plus daily compensation owing for each day of occupation starting January 29, 2026	\$63.29 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	