



Order under Section 94 Residential Tenancies Act, 2006

Citation: MEDALLION CORPORATION v Burnes, 2026 ONLTB 12097

Date: 2026-02-10

File Number: LTB-L-073454-25

In the matter of: 805, 400 LYLE ST
LONDON ON N5W0B9

Between: MEDALLION CORPORATION Landlord

And

Blaine Burnes Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Blaine Burnes (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 3, 2026.

The Landlord's Agent Amy Skirten, the Landlord's Legal Representative, Lindsay Faria and the Tenant attended the hearing. The Tenant requested to speak to Tenant Duty Counsel, however Duty Counsel was not available prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. 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.
2. 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.

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 April 1, 2026.
4. The Tenant shall pay the Landlord compensation of \$15,164.92 on or before March 31, 2026, for each day the Tenant stayed in the rental unit after the termination of his employment and the grace period as enumerated in the *Residential Tenancies Act, 2006*.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The total amount the Tenant must pay the Landlord is \$15,350.92.
7. 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 at 4.00% annually on the balance outstanding.

February 10, 2026

Date Issued

Panagiotis P. Roupas

Member, 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 of the Tenant expires on September 30, 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.