



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

File Number: LTB-L-091219-25

In the matter of: 312, 108 BERGAMOT AVE
Toronto ON M9W 1W7

Between: Golden Elms Limited Landlord

And

Christine Miller Tenant

Golden Elms Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Miller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on February 4, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Samuel Korman, also participated.

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. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - **\$3 093.36** if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- **\$4 866.36** if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- **\$6 639.36** if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- **\$8 412.36** if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- **\$10 185.36** if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- **\$11 958.36** if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

3. 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 July 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **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 July 31, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application by \$223.05. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$58.29 per day for compensation for the use of the unit starting February 5, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. 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 August 1, 2026.

February 6, 2026
Date Issued

Susan Parsons
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 February 1, 2027 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	\$6,946.09
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,038.73
Total the Tenant must pay to continue the tenancy	\$3 093.36

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	\$8,719.09
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,038.73
Total the Tenant must pay to continue the tenancy	\$4 866.36

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	\$10,492.09
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,038.73
Total the Tenant must pay to continue the tenancy	\$6 639.36

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

Rent Owing To May 31, 2026	\$12,265.09
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,038.73
Total the Tenant must pay to continue the tenancy	\$8 412.36

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

Rent Owing To June 30, 2026	\$14,038.09
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,038.73
Total the Tenant must pay to continue the tenancy	\$10 185.36

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

Rent Owing To July 31, 2026	\$15,811.09
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,038.73
Total the Tenant must pay to continue the tenancy	\$11 958.36

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

Rent Owing To Hearing Date (February 4, 2026)	\$5 406.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,038.73
Less the amount of the last month's rent deposit	- \$1,773.00
Less interest owing in the last month's rent deposit	-\$3.57.00
Total amount owing to the Landlord	\$(223.05)
Plus daily compensation owing for each day of occupation starting February 5, 2026	\$58.29 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	