



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095658-25

In the matter of: 1217, 730 SAINT CLARENS AVE
TORONTO ON M6H4E8

Between: Akelius Canada Ltd Landlord

And

Jorge Emilio Tovar Sandoval Tenant

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jorge Emilio Tovar Sandoval (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026. The Landlord's legal representative, Emily Barbati and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$1,511.87. It was due on the 1st day of each month.
4. The Tenant has paid \$1,450.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$4,673.74.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,475.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

8. Interest on the rent deposit, in the amount of \$42.14 is owing to the Tenant for the period from December 1, 2024, to January 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026, the date the Tenant moved out of the rental unit.
2. On or before February 28, 2026, the Tenant shall pay to the Landlord \$3,342.60. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. 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.

February 12, 2026

Date Issued

Oluwatobi Abobarin

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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$6,123.74
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,450.00
Less the amount of the last month's rent deposit	- \$1,475.00
Less the amount of the interest on the last month's rent deposit	- \$42.14
Total amount owing to the Landlord	\$3,342.60