



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104567-25

In the matter of: 410, 25 DALLNER RD
NORTH YORK ON M3L2M7

Between: 25 DALLNER ROAD c/o ADVENT
PROPERTY MANAGEMENT SERVICES
LTD.

Landlord

And

TRACY THOMPSON

Tenant

25 DALLNER ROAD c/o ADVENT PROPERTY MANAGEMENT SERVICES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict TRACY THOMPSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late in paying the monthly rent

These applications were heard by videoconference on February 5, 2026.

Marie Galevski appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

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:**
 - \$1,644.07 if the payment is made on or before February 23, 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 February 23, 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 February 23, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$609.74. 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.
6. The Tenant shall also pay the Landlord compensation of \$40.70 per day for the use of the unit starting February 6, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 24, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 23, 2026, then starting February 24, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 February 24, 2026.
10. If the Tenant voids the portion of this order dealing with rent arrears, the Tenant will then be required to pay the monthly rent in full on or before the first day of each month for a period of twelve (12) months, commencing March 1, 2026 and concluding February 1, 2027.
11. If the Tenants fails to comply with the conditions set out in paragraph 10 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant

February 12, 2026
Date Issued

Andrew Rowell
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 August 24, 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 to void the eviction order and continue the tenancy if the payment is made on or before February 23, 2026

Rent Owing To February 28, 2026	\$4,395.90
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,937.83
Total the Tenant must pay to continue the tenancy	\$1,644.07

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

Rent Owing To Hearing Date	\$3,361.57
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,937.83
Total amount owing to the Landlord	\$609.74
Plus daily compensation owing for each day of occupation starting February 6, 2026	\$40.70 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	