



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

File Number: LTB-L-099261-25

In the matter of: 506, 22 WILLOWRIDGE RD
ETOBICOKE ON M9R3Y9

Between: H&R Property Management Ltd. Landlord

And

Abigale Crosby Tenant

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Abigale Crosby (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

The Landlord's legal representative, Emily Barbati and the Tenant attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. This is a non voidable order for termination of the tenancy on the consent of the parties. I am satisfied the parties understood the terms. In particular, I was satisfied that the Tenant understood the consequence of agreeing to terminate the tenancy. Given the mutual agreement to terminate the tenancy, there is no opportunity to void the order for termination by paying the outstanding arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant shall pay to the Landlord \$8,906.00 which represents the arrears of rent in the amount of \$8,720.00 from May 1, 2025 up to February 28, 2026 and costs \$186.00 to February 28, 2026.
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.
4. 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.

5. 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.
6. The Tenants shall also pay the Landlord compensation of \$70.77 per day for the use of the unit starting March 1, 2026 until the date the Tenants move out of the unit.

February 23, 2026

Date Issued

Greg Brocanier

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 expires on September 7, 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 28, 2026

Rent Owing To February 28, 2026	\$13,020.00
Total the Tenant must pay to continue the tenancy	\$13,020.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 6, 2026

Rent Owing To March 6, 2026	\$13,020.00
Total the Tenant must pay to continue the tenancy	\$13,020.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 6, 2026

Rent Owing To March 31, 2026	\$15,172.50
Total the Tenant must pay to continue the tenancy	\$15,172.50

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

Rent Owing To Hearing Date	\$11,716.74
Less the amount of the last month's rent deposit	- \$2,100.00
Total amount owing to the Landlord	\$9,616.74
Plus daily compensation owing for each day of occupation starting February 13, 2026	\$70.77 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

