



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

File Number: LTB-L-003097-26

In the matter of: 209, 25 MARTHA EATON WAY
NORTH YORK ON M6M5B7

Between: Artisan Charitable Foundation Landlord

And

Merle Thomas Tenant

Artisan Charitable Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Merle Thomas (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

Mediation was held on February 18, 2026. The following parties participated in the mediation: The Landlord's representative, Emily Barbati, and the Tenant, Merle Thomas.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$50.86. This amount is calculated as follows: \$1,547.00 x 12, divided by 365 days.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$1,486.00 from the Tenant and this deposit is still being held by the Landlord. The deposit will be applied to the month of March, 2026 which is the last month of the tenancy. Interest on the rent deposit, in the amount of \$2.58 is owing to the Tenant for the period from February 1, 2026. Interest will be applied to the application filing fee that the Tenant owes.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants 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, the Tenant shall pay the Landlord compensation of \$50.86 per day for the use of the unit starting April 1, 2026, until to the date the Tenant moves out of the unit.
3. 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.
4. 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.
5. On or before March 31, 2026, the Tenant shall pay to the Landlord \$183.42 representing the cost of filing the application less interest on the deposit.
6. 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 26, 2026
Date Issued

Ryan Gacnik
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 of the Tenant expires on November 1, 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.