



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

File Number: LTB-L-103203-25

In the matter of: 310 1/2 Linwell Road
TORONTO ON L2N1T3

Between: ESTEBAN Camilo Fernandez Leal Landlord

And

Veronica Anger Tenants
Matt Ryan

ESTEBAN Camilo Fernandez Leal (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Anger and Matt Ryan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 19, 2026.

The Landlord and the Tenant, Veronica Anger attended the hearing.

The parties agreed:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,400.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$4,800.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,400.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$50.12 is owing to the Tenants for the period from February 3, 2025 to January 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,535.88. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay the amount in paragraph 2 of this order in accordance with the following schedule:
 - a. \$200.00 on or before the 15th day of each month for the period March 15, 2026 to February 15, 2027; and
 - b. \$135.88 on or before March 15, 2027.
4. If the Tenants fail to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing. The interest is determined pursuant to section 127 of the *Courts of Justice Act*.

February 24, 2026
Date Issued

Christopher Lin
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$50.12
Total amount owing to the Landlord	\$2,535.88