



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

File Number: LTB-L-090359-23

In the matter of: 1110, 544 Birchmount Road
Toronto Ontario M1K1P3

Between: Medallion Corporation Landlord
LEVITT DI LELLA DUGGAN & CHAPLICK
LLP

And

Martin Bruce Tenant

Medallion Corporation and LEVITT DI LELLA DUGGAN & CHAPLICK LLP (the 'Landlord') applied for an order to terminate the tenancy and evict Martin Bruce (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in person at 15 Grosvenor Street in Toronto, Ontario on February 23, 2026.

The Landlord's representative Shelby Whittick and the Tenant's representative Seema Habib attended the hearing. The parties reached consent to terminate the tenancy in a non-voidable manner. While the Tenant did not attend the hearing he was represented at the hearing. The Tenant also signed a written note that says he wants to end his tenancy (DOC-7418787).

It is ordered on consent 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. 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.
3. 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.
4. The Tenant shall pay to the Landlord \$23,994.75. This amount includes rent arrears owing up to February 28, 2026. The parties already deducted the last month's rent deposit and interest from the amount owing.

5. The Tenant shall also pay the Landlord compensation of \$38.89 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.
6. 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 27, 2026
Date Issued

Amanda Kovats
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 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.