



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

File Number: LTB-L-105529-25

In the matter of: 2005, 14 YORK ST
TORONTO ON M5J 0B1

Between: CARLOS GUZMAN Landlord

and

JAMAL ELLIS Tenant

CARLOS GUZMAN (the 'Landlord') applied for an order to terminate the tenancy and evict JAMAL ELLIS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on February 23, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenant participated in the mediation. The Tenant received legal advice about this application. The Landlord did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on both applications.

Agreed Facts:

- 1) There may be issues with the service of the Landlord's Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a Merits Hearing, but both parties are aware of this and still wish to move forward with this Order on Consent.
- 2) The current rent increased to \$3,382.50 on February 1, 2026. It is due on the 1st day of each month.
- 3) Based on the Monthly rent, the daily rent/compensation is \$111.21. This amount is calculated as follows: \$3,382.50 x 12 months, divided by 365 days.

- 4) The Tenant has paid \$6,600.00 to the Landlord since the application was filed.
- 5) The rent arrears owing to February 28, 2026 are \$3,582.50.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 7) The Landlord collected a rent deposit of \$3,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- 8) Interest on the rent deposit, in the amount of \$73.86 is owing to the Tenant for the period from January 31, 2025 to February 23, 2026.
- 9) The Tenant agrees to make a payment of \$3,768.50 to the Landlord on or before February 28, 2026, and the remaining amount that must be paid to void this order, which is rent for March 2026, will be paid on or before March 9, 2026.
- 10) The Landlord agrees to provide the Tenant with two (2) keys for the door to the rental unit on or before March 2, 2026.

It is ordered on consent of the parties 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:**
 - \$7,151.00 if the payment is made on or before March 9, 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 March 9, 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 March 9, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$430.03. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$111.21 per day for compensation for the use of the unit starting February 24, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

7. If the unit is not vacated on or before March 9, 2026, then starting March 10, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 10, 2026.
9. This order on consent is in full and final settlement of this application.

February 27, 2026
Date Issued

Denise Hannivan
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 September 10, 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 March 10, 2026

Rent Owing to March 31, 2026	\$13,565.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,600.00
Total the Tenant must pay to continue the tenancy	\$7,151.00

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

Rent Owing to Hearing Date	\$9,357.83
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,600.00
Less the amount of the last month's rent deposit	- \$3,300.00
Less the amount of the interest on the last month's rent deposit	- \$73.86
Total amount owing to the Landlord	\$(430.03)
Plus daily compensation owing for each day of occupation starting February 24, 2026	\$111.21 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	