



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

File Number: LTB-L-106506-25

In the matter of: 314, 131 MINERVA AVE
SCARBOROUGH ON M1M1W1

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Linda McQuinn Tenant

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Linda McQuinn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was mediated by videoconference on March 2, 2026. Paralegal, Anita Sada, attended on behalf of the Landlord. The Tenant attended. The parties presented terms to be incorporated into a consent order. After discussing the terms, I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The current monthly rent is \$1,352.49. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.47. This amount is calculated as follows: \$1,352.49 x 12, divided by 365 days.
5. The rent arrears owing to March 31, 2026 are \$1,507.37.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the Tenant currently owe the Landlord \$1,693.37 (\$1,507.37 + \$186.00).

8. The Landlord collected a rent deposit 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.
9. The parties agreed the tenancy will terminate, effective March 27, 2026, if the rent account is not at a zero balance. The parties understand, as soon as the rent account is at a zero balance, the order is void.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$1,693.37 if the payment is made on or before March 27, 2026.
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 27, 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 27, 2026.**
5. If the Tenant do not void the order, the Tenant shall pay to the Landlord the rent arrears owing up to the date they move out plus the costs of the filing the application less the rent deposit and interest the Landlord owes on the rent deposit, by March 27, 2026.
6. The Tenant shall also pay the Landlord compensation of \$44.47 per day for the use of the unit starting March 28, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 28, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 27, 2026, then starting March 28, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 27, 2026.

March 18, 2026
Date Issued

Shawn Hayman
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 September 27, 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.