



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106794-25

In the matter of: 803, 66 BROADWAY AVE
TORONTO ON M4P 1T6

Between: Beaux Properties Management Company Landlord

And

Lisa Gemma Gaskin Tenant

Beaux Properties Management Company (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Lisa Gemma Gaskin (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on March 4, 2026 via video conference on VC line 114. The Landlord's Legal Representative Athena Metaxas attended. The Tenant attended and was self-represented. Ifeanyichukwu Anih attended with the Tenant as Tenant Support

The parties agreed that:

1. The Landlord served the Tenant with a valid 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 lawful monthly rent is \$1,950.00 and is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$64.11. This amount is calculated as follows: \$1,950.00 x 12, divided by 365 days.
5. The rent arrears owing to March 31, 2026 is \$6,950.00 which includes a \$25.00 NSF charge.
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 \$1,950.00 from the Tenant. The deposit was collected on July 15, 2024. The rent deposit shall be applied to the last rental period of the tenancy.

8. The Landlord has not paid interest on the rent deposit. Interest on the rent deposit, in the amount of \$78.52 is owing to the Tenant for the period from July 15, 2024 up to and including March 4, 2026.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

It is ordered 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:**
 - **\$7,136.00** if the payment is made on **or before March 31, 2026**. See Schedule 1 Part A 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 31, 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 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$3,413.92**. This amount includes rent arrears owing up to the date of the hearing of March 4, 2026, plus an NSF charge of \$25.00, and the \$186.00 cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. (\$5,231.44 Arrears to March 4, 2026 + \$25.00 NSF charge + \$186.00 filing fee - \$1,950.00 rent deposit - \$78.52 interest = \$3,413.92). See Schedule 1 Part B for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$64.11 per day for the use of the unit starting March 5, 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 31, 2026, any outstanding balances shall become immediately due and payable and the Tenant will start to owe interest on any balances owing. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding pursuant to the Courts of Justice Act.
8. 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.

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 April 1, 2026.

March 11, 2026
Date Issued

Chris Jackson
Hearing 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 October 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.

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 31, 2026

Rent Owing To March 31, 2026	\$6,925.00
NSF Charge	\$25.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$7,136.00

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

Rent Owing To Hearing Date (March 4, 2026)	\$5,231.44
NSF Charge	\$25.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,950.00
Less the amount of the interest on the last month's rent deposit	- \$78.52
Total amount owing to the Landlord	\$3,413.92
Plus daily compensation owing for each day of occupation starting March 5, 2026	\$64.11 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	