



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004472-26

In the matter of: 402, 875 KENNEDY RD
SCARBOROUGH ON M1K2G1

Between: 875 KENNEDY ROAD c/o ADVENT PROPERTY MANAGEMENT SERVICES Landlord

And

JOSE FLORENCE Tenant

875 KENNEDY ROAD c/o ADVENT PROPERTY MANAGEMENT SERVICES (the 'Landlord') applied for an order to terminate the tenancy and evict JOSE FLORENCE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late in paying the monthly rent.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 9, 2026.

Dawn Buckley appeared as agent for the Landlord. Marie Galevski appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, 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:**
 - \$1,625.15 if the payment is made on or before March 27, 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 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. 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 and unpaid NSF charges the Landlord is entitled to by \$878.18. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$47.63 per day for compensation for the use of the unit starting March 10, 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 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.
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 28, 2026.
9. If the Tenant voids the part of this order dealing with arrears of rent, the Tenant will be required to pay the monthly rent in full on or before the first day of each month for a period of twelve (12) months, commencing April 1, 2026 and concluding March 1, 2027.
10. If the Tenant fails to comply with the conditions set out in paragraph 9 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 16, 2026
Date Issued

Andrew Rowell
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 28, 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 27, 2026

Rent Owing To March 31, 2026	\$7,153.78
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,734.63
Total the Tenant must pay to continue the tenancy	\$1,625.15

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

Rent Owing To Hearing Date	\$6,133.82
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,734.63
Less the amount of the last month's rent deposit	- \$1,361.52
Less the amount of the interest on the last month's rent deposit	- \$121.85
Total amount owing to the Landlord	\$(878.18)
Plus daily compensation owing for each day of occupation starting March 10, 2026	\$47.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	