



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

File Number: LTB-L-001495-26

In the matter of: 203, 35 DURNFORD ROAD
SCARBOROUGH ON M1B5T7

Between: KNIGHT'S VILLAGE NON-PROFIT HOMES INC Landlord

And

SIOBHAIN GIBSON Tenant

KNIGHT'S VILLAGE NON-PROFIT HOMES INC (the 'Landlord') applied for an order to terminate the tenancy and evict SIOBHAIN GIBSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 3, 2026. Instead, the Landlord's Legal Representative Stephen Fleury, and the Tenant participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The tenancy is terminated as of April 30, 2026.
2. The lawful rent is \$1,675.00. It is due on the 1st day of each month.
3. The rent arrears owing to February 28, 2026 are \$7,220.00.
4. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,530.00 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.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. The Tenant shall pay to the Landlord \$7,421.00 for arrears of rent up to February 28, 2026 and the cost of filing the application.
5. The lawful rent of \$1,675.00 for the month of March and April will be added to the balance outstanding.
6. The Tenant shall pay to the Landlord the amount set out in paragraphs 4-6 in accordance with the following schedule:
 - Monthly payments of \$700.00 by the 1st day of each month, starting March 1, 2026, and continuing each month until March 1, 2027; and
 - A final payment of \$141.00 on or before April 1, 2027.
7. Should the Tenant fail to make any of the payments as listed in this order, in full and on time while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlord has the right to collect the balance outstanding under this Order on Consent.

March 11, 2026
Date Issued

Shadiyah Stoute
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 November 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.