



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

File Number: LTB-L-002106-26

In the matter of: 04, 12976 BATHURST STREET
KING CITY ON L7B1K5

Between: ABN Developments Inc. Landlord

And

Destiny Pilcher Peterson Tenant

ABN Developments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Destiny Pilcher Peterson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 12, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord, the Tenant, and the Tenant's Representative, Greg Ovoyan, were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

1. The parties reached consent on non-voidable order with termination date of April 15, 2026.
2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
6. The lawful rent from April 1 to April 15, 2026, is \$887.70.

7. The rent arrears owing to March 31, 2026, are \$14,400.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,800.00 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. The parties agreed that the lawful rent of \$887.70 from April 1 to April 15, 2026, to be deducted from last month's rent deposit. $\$1,800.00 \text{ minus } \$887.70 = \$912.30$.
10. Interest on the rent deposit, in the amount of \$26.41, is owing to the Tenant for the period from July 1, 2025, to March 12, 2026.
11. The Tenant agreed to pay to the Landlord total arrears and costs \$14,586.00 owing to March 31, 2026, minus \$912.30 remainder of the last month's rent deposit and \$26.41 interest on the last month's rent deposit will be pa

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 15, 2026.
2. The Tenant must move out of the rental unit on or before April 15, 2026.
3. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 16, 2026.
5. The Tenant shall pay to the Landlord \$13,647.29. This amount includes rent arrears owing up to March 31, 2026, and the cost of filing the application. The \$912.30 remainder of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
6. The Tenant shall also pay the Landlord compensation of \$59.18 per day for the use of the unit starting April 16, 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 April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026, at 4.00% annually on the outstanding balance.

March 18, 2026
Date Issued

Maryam Cooper
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 October 16, 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 29, 2026.

Rent Owing to March 31, 2026	\$14,400.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,586.00