



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

File Number: LTB-L-001127-26

In the matter of: 112, 2220 WESTON RD
NORTH YORK ON M9N1Y6

Between: BLACKSTAR 2220 & 2222 WESTON LIMITED PARTNERSHIP Landlords

And

Paul Lowe Tenant

BLACKSTAR 2220 & 2222 WESTON LIMITED PARTNERSHIP (the 'Landlords') applied for an order to terminate the tenancy and evict Paul Lowe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026.

The Landlords' Representative, Sylwia McArthur, and the Tenant attended the hearing.

Determinations:

1. The Landlords 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 rent is \$1,282.35. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$42.16. This amount is calculated as follows: \$1,282.35 x 12, divided by 365 days.
5. The Tenant has paid \$3,020.00 to the Landlords since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$1,099.40.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$1,026.03 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$208.89 is owing to the Tenant for the period from November 1, 2014, to March 12, 2026.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$1,285.40 if the payment is made on or before March 31, 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 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. As of the date of the hearing, the amount of the rent deposit and interest the Landlords owe on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlords are entitled to by \$725.95. See Schedule 1 for the calculation of the amount owing. However, the Landlords are authorized to deduct from the amount owing to the Tenant \$42.16 per day for compensation for the use of the unit starting March 13, 2026, until the date the Tenant moves out of the unit.
6. The Landlords 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 31, 2026, then starting April 1, 2026, the Landlords 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 Landlords on or after April 1, 2026.

March 19, 2026

Date Issued

Nancy Morris

Member, 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	\$4,119.40
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$3,020.00
Total the Tenant must pay to continue the tenancy	\$1,285.40

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

Rent Owing to Hearing Date	\$3,342.97
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$3,020.00
Less the amount of the last month's rent deposit	- \$1,026.03
Less the amount of the interest on the last month's rent deposit	- \$208.89
Total amount owing to the Landlords	\$(725.95)
Plus, daily compensation owing for each day of occupation starting March 13, 2026,	\$42.16 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	