



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104735-25

In the matter of: 3411, 55 GERRARD ST W
TORONTO ON M5G0B9

Between: RA Investment 13 Holdings LP c/o GWL Realty Advisors Landlord
Residential Inc.

And

Shania Gregory Tenant

RA Investment 13 Holdings LP c/o GWL Realty Advisors Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shania Gregory (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 12, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord's Representative, Faith McGregor, and the Tenant Shania Gregory, advised that the parties had reached an agreement.

I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,626.77. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$86.36. This amount is calculated as follows: \$2,626.77 x 12, divided by 365 days.
4. The Tenant has paid \$4,700.00 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$6,945.02.
6. The Landlord is entitled to \$60.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,572.75 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.
9. Interest on the rent deposit, in the amount of \$10.51 is owing to the Tenant for the period from January 1, 2026, to March 12, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on or before April 15, 2026.
2. The Tenant shall pay to the Landlord \$3,017.31. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$86.36 per day for the use of the unit starting March 13, 2026 until the date the Tenant moves out of the unit.
4. 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 balance outstanding.
5. 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.
6. 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.

March 18, 2026

Date Issued

Sumathi Dhanapal

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 if the tenancy is terminated

Rent Owing To Hearing Date	\$10,054.57
Application Filing Fee	\$186.00
NSF Charges	\$60.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,700.00
Less the amount of the last month's rent deposit	- \$2,572.75
Less the amount of the interest on the last month's rent deposit	- \$10.51
Total amount owing to the Landlord	\$3,017.31
Plus daily compensation owing for each day of occupation starting March 13, 2026	\$86.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	