



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

File Number: LTB-L-109318-25

In the matter of: 808, 2 VENA WAY
NORTH YORK ON M9M0G5

Between: MEDALLION CORPORATION Landlord

And

WORREL AKEEM WILSON Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict WORREL AKEEM WILSON (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 Landlord's legal representative, M. Jelic, and the Tenant attended the hearing.

Determinations:

1. The Landlord 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant said that he had already vacated the rental unit, but he had not yet returned the keys to the Landlord. He said that he would return the keys on the day of the hearing. Therefore, the Tenant will be ordered to return the keys on March 12, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit and returned the keys.
4. The lawful rent is \$1,689.20. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 12, 2026 are \$7,186.28.
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 \$1,689.15 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$12.83 is owing to the Tenant for the period from November 1, 2025 to March 12, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 12, 2026, the date the Tenant vacated the unit and returned the keys to the Landlord.
2. The Tenant shall return the keys to the Landlord on March 12, 2026.
3. The Tenant shall pay to the Landlord \$5,670.30. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 31, 2026 at 4.00% annually on the balance outstanding.

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$7,186.28
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,689.15
Less the amount of the interest on the last month's rent deposit	- \$12.83
Total amount owing to the Landlord	\$5,670.30