



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

**File Number:** LTB-L-103617-25

**In the matter of:** 4201, 55 GERRARD ST W  
TORONTO ON M5G 0B9

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

**And**

Ian Kelso 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 Ian Kelso (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 scheduled for a merits hearing, via video conference, on March 17, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant, Agent of the Landlord, Lana Kennedy, and the Landlord's Legal Representative, Martin Zarnett, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**On consent of the parties, it is ordered 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. If the rental unit has not been vacated on or before April 30, 2026, the Landlord may also collect a per diem rate of \$116.48 (based on \$3 542,88 per month X 12 months / 365 days) for use of the unit starting May 1, 2026 to the day the Tenant vacates the unit.
5. The last month's rent deposit shall be applied to the period April 1 - 30, 2026.
6. The Tenant shall pay to the Landlord \$4 514.10, representing the rent arrears up to and including March 31, 2026 and the \$186.00 application filing fee and one NSF fee and is minus a credit to the Tenant in the amount of \$1 913.00.
7. The Tenant shall pay the amount owing, as per paragraph 6 above, on or before April 30, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing May 1, 2026.

**March 19, 2026**  
**Date Issued**

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Susan Parsons

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 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.