



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002436-26

In the matter of: 917, 545 THE WEST MALL
TORONTO ON M9C 1G6

Between: WEST MALL HOLDINGS JOINT VENTURE Landlord
(1969)

And

DAVID WILLIAMS Tenants
ASHLEY TELFORD

WEST MALL HOLDINGS JOINT VENTURE (1969) (the 'Landlord') applied for an order to terminate the tenancy and evict DAVID WILLIAMS and ASHLEY TELFORD (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on March 19, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Ashley Telford attended on behalf of the Tenants. The Landlord's Legal Representative, Sean Beard, 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 Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - **\$8 457.50** if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- **\$10 042.31** if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 30, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord **\$6 303.08**. This amount includes rent arrears owing up to the date of the hearing (March 19, 2026) and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$52.10 per day for the use of the unit starting March 20, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
8. 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.
9. 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.

March 25, 2026
Date Issued

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.

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	\$8 271.50
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$8 457.50

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$9 856.31
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10 042.31

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

Rent Owing To Hearing Date (March 19, 2026)	\$7 676.59
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,552.54
Less the amount of the interest on the last month's rent deposit	- \$6.97
Total amount owing to the Landlord	\$6 303.08
Plus daily compensation owing for each day of occupation starting March 20, 2026	\$52.10 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	