



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005412-26

In the matter of: 1001, 192 HUGHSON ST N
HAMILTON ON L8L7Z9

Between: Hughson Apartments Joint Venture Landlord
o/a Valery Properties

And

Fabian Omar Boyce Tenant

Hughson Apartments Joint Venture o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Fabian Omar Boyce (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 25, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Tina Novac, the Tenant, and the Tenant's Support Ersya Lybesha were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The parties negotiated a Standard Order in good faith.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,395.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$45.86. This amount is calculated as follows: \$1,395.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,611.33 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$3,814.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

9. A lump-sum payment for the full amount of arrears and the filing fee has already been sent to the Landlord, but as of the time of mediation, the Landlord has not received the payment. The parties agree that when the payment is received it will be credited to the Tenant's balance.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord 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 Landlord or to the LTB in trust:**
 - \$4,000.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$5,395.00 if the payment is made on or before April 10, 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 April 10, 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 April 10, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,751.50. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlord compensation of \$45.86 per day for the use of the unit starting March 26, 2026, until the date the Tenant moves out of the unit.
 7. If the Tenant does not pay the Landlord the full amount owing on or before April 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 11, 2026, in accordance with the *Courts of Justice Act* annually on the balance outstanding.
 8. If the unit is not vacated on or before April 10, 2026, then starting April 11, 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 April 11, 2026.

March 30, 2026

Date Issued

Adam Rogers

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 11, 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	\$5,425.33
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,611.33
Total the Tenant must pay to continue the tenancy	\$4,000.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 10, 2026

Rent Owing To April 30, 2026	\$6,820.33
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,611.33
Total the Tenant must pay to continue the tenancy	\$5,395.00

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

Rent Owing To Hearing Date	\$5,176.83
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,611.33
Total amount owing to the Landlord	\$3,751.50
Plus daily compensation owing for each day of occupation starting March 26, 2026	\$45.86 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	