



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

File Number: LTB-L-001872-26

In the matter of: 242 Winona Dr
York ON M6C3S2

Between: Neil Lorne Berinstein Landlord

And

Marilyn Bovell Tenant

Neil Lorne Berinstein (the 'Landlord') applied for an order to terminate the tenancy and evict Marilyn Bovell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 24, 2026.

The Landlord, the Landlord's Representative, Corinne Berinstein, the Tenant, and the Tenant's Support, Ayesha Simpson, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

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 vacated the rental unit on January 10, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,500.00. 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 January 10, 2026, is \$14,171.90.

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. The tenancy is terminated between the Landlord and Tenant on January 10, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 10, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$14,357.90. 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 Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Payment Due Date	Payment Amount
April 15, 2026 to August 15, 2027	\$800.00 (on or before the 15 th of each month)
September 15, 2027	\$757.90

3. If the Tenant fails to make any one of the payments in accordance with this order, in full and on time, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from date of the missed payment, at 4.00% annually on the balance outstanding.

March 30, 2026
Date Issued

Joshua Labbe
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.