



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

File Number: LTB-L-011261-26

In the matter of: 603, 120 SAINT PATRICK ST
TORONTO ON M5T2X7

Between: KRISTINE ANDERSEN Landlord

And

DAVID CAMPBELL Tenant

KRISTINE ANDERSEN (the 'Landlord') applied for an order to terminate the tenancy and evict DAVID CAMPBELL (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on March 19, 2026. Before the start of the hearing, the Landlord's Representative, Berkan Altun, the Landlord and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts

- a) The Tenancy is terminated effective June 30, 2026. This is final termination date and non-voidable.
- b) The lawful rent is \$1,580.00. It is due on the 1st day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$51.95. This amount is calculated as follows: \$1,580.00 x 12, divided by 365 days.

- d) The rent arrears owing and costs to March 31, 2026, are \$11,571.00.
- e) The Landlord collected a rent deposit from the Tenant in the amount of \$1,300.00, which is currently being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy, being June 2026.
- f) Interest on the rent deposit in the amount of \$315.35 is owing to the Tenant for the period from July 27, 2012 to March 19, 2026.
- g) Of the interest owing on the rent deposit, \$280.00 shall be applied to top up the rent deposit for the last rental period, and the remaining \$35.35 shall be credited toward the rent arrears owing by the Tenant to the Landlord.

On consent, 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 June 30, 2026.**
2. The Tenant shall pay the Landlord **\$11,535.65** which represents rent arrears owing up to March 31, 2026, and the cost of filing the application (\$11,571.00) less Interest the Landlord owes on the rent deposit (\$35.35).
3. The Tenant shall make the following payments to the Landlord towards the arrear as follows:
 - \$420.00 on or before April 15, 2026;
 - \$420.00 on or before May 15, 2026; and
 - \$420.00 on or before June 15, 2026.
4. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of April 2026 and May 2026.
5. If the Tenant fails to make any one of the payments in accordance with paragraphs 3 and/or 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026. This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.
6. If the Tenant makes the payments as indicated in paragraph 3 above, these payments may reduce the amount owing as set out in paragraph 2 accordingly.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
10. The Tenant shall also pay the Landlord compensation of \$51.95 per day for the use of the unit starting July 1, 2026 to the date the Tenant moves out of the unit.

March 30, 2026
Date Issued

Sarah Visnovec
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 of the Tenant expires on January 1, 2027 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.