



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002639-26

In the matter of: 60 Perivale Cres
Scarborough ON M1J2B6

Between: Angela Macinnis Landlord

And

Melissa Gage Tenant
Paul Clark

Angela Macinnis (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Gage and Paul Clark (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 26, 2026. The Landlord and the Tenant, Melissa Gage were in attendance. The Tenant, Melissa Gage, had permission to speak on behalf of the Tenant, Paul Clark, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of August 31, 2026.
2. The rent arrears owing to March 31, 2026, are \$15,180.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The current lawful rent is \$ 1,600.00. It is due on the 1st day of each month.
5. Based on the monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12 months, divided by 365 days.

6. The Landlord did not collect a last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before August 31, 2026.
2. The Tenant shall pay to the Landlord \$15,366.00, which represents the arrears of rent (\$15,180.00) plus the filing fee (\$186.00) for the period ending March 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order as follows:
 - a) \$500.00 per month due on or before the 24th day of each month for a 5-month period starting in the month of April 2026, up to and including the month of August 2026 (arrears); AND
 - b) \$12,866.00 on or before September 1, 2026 (arrears plus filing fee).
4. The lawful rent for the month of April 2026 is due in full on or before April 3, 2026.
5. In addition to the payments noted in paragraphs 3a and 4 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting May 1, 2026, and continuing each month thereafter until August 1, 2026.
6. If the Tenant fails to make any one of the payments in accordance with paragraphs 3a, 4 and/or 5 of this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after March 31, 2026.
7. If the Tenant defaults on payment noted in paragraph 3b of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').
8. If the unit has not vacated the rental unit on or before August 31, 2026, then the Tenant shall pay the Landlord compensation of \$52.60 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
9. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 September 1, 2026.

April 2, 2026
Date Issued

Sonja Richter

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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on March 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.