Order under Subsection 87(1)
Residential Tenancies Act, 2006

File Number: LTB-L-003882-26

In the matter of: 2405, 33 ISABELLA ST.
TORONTO ON M4Y2P7

Between: Salford Investments Ltd. — Landlord

and

Brandon Paul Richards
Homer Mark (G) Richards — Tenants

Salford Investments Ltd. (the 'Landlord') applied for an order requiring Brandon Paul Richards and Homer Mark (G) Richards (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 30, 2026.

The Landlord's representative, Sabrina Marchionne, and the Tenant, Brandon Paul Richards, attended the hearing.

The parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and Brandon Paul Richards consented on behalf of all the Tenants. I am satisfied that Brandon Paul Richards understood the terms of the consent.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on January 31, 2026.
3. The Tenants did not pay the total rent they were required to pay for the period from January 1, 2022, to January 31, 2026. The lawful rent is $1,705.18. It is due on the 1st day of each month. The Tenants have not made any payments since the application was filed.
4. The rent arrears and daily compensation owing to January 31, 2026, are $3,709.05. The Landlord incurred costs of $186.00 for filing the application and is entitled to reimbursement of those costs. Accordingly, $3,995.05 is outstanding.
5. The Landlord collected a rent deposit of $1,642.84 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the

tenancy is terminated. Interest on the rent deposit, in the amount of $44.00 is owing to the Tenants for the period from January 1, 2025, to January 31, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord $2,208.21. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 20, 2026, at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Adeela Alvez
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.