



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012943-26

In the matter of: 710, 1530 VICTORIA PARK AVE
Toronto ON M1L4R9

Between: 555707 Ontario Limited c/o Bentall Property Services (Ontario) Landlord
Ltd.

And

Jerrel Anthony Oxley Tenants
Brittany Hamilton

555707 Ontario Limited c/o Bentall Property Services (Ontario) Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jerrel Anthony Oxley and Brittany Hamilton (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

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

This application was heard by videoconference on April 9, 2026.

The Landlord's legal representative, Faith McGregor, the Landlord's agent Jody Baker, and the Tenants 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.

Agreed Facts:

1. The Tenants signed a joint tenancy agreement at the commencement of the tenancy. The second-named Tenant, Brittany Hamilton, has not resided at the rental unit since October 2021, but was not removed from the lease agreement.
2. The first-named Tenant, Jerrel Anthony Oxley (J.O.), vacated the rental unit after the Landlord filed the L2 application. The Landlord presently has vacant possession of the rental unit.
3. J.O. provided a verbal undertaking that he will pay the Landlord's filing fee as ordered.
4. The Landlord has waived their claim for daily compensation as requested on the L2 application.

On consent of the parties, it is ordered that:

1. The tenancy is terminated as of March 16, 2026.
2. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 25, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 26, 2026, at 4.00% annually on the balance outstanding.

April 14, 2026
Date Issued

Melissa Anjema
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.