



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

File Number: LTB-L-010299-26

In the matter of: UNIT A - HOUSE, 7453 LAKESHORE RD
LAMBTON SHORES ON N0N1J3

Between: RAVENSWOOD TEMPLE CORPORATION Landlord

And

MICHAEL NAYLOR Tenant

RAVENSWOOD TEMPLE CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL NAYLOR (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2026.

The Landlord's legal representative, Ray Daniels, the Landlord's agent, Garry Willsie, The Tenant, and the Tenant Duty Counsel, John Swain were present.

The parties reached consent prior to the mediation and requested a consent order. I am satisfied that the parties understood the terms of this order.

It is agreed that:

1. The parties agreed that the Tenant filed for bankruptcy.
2. The pre-bankruptcy rent arrears owing to March 26, 2026, are \$9,886.00.
3. The Tenant paid post-bankruptcy rent in April 2026.
4. The parties agreed on consent that the Landlord waived the rent arrears owing to March 26, 2026, from before filing for bankruptcy.
5. The Tenant agreed the new rent obligations continue.
6. The Tenant agreed to pay the lawful rent on time and in full of May 1, 2026, to April 1, 2027. The parties understood this section is not enforceable under L1 application.
7. The Landlord served the Tenant with a 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.

8. As of the hearing date, the Tenant was still in possession of the rental unit.
9. The Landlord incurred costs of \$186.00 for filing the application.
10. The parties agreed on consent that the Tenant will pay \$186.00 the application filing fee to resolve this application.

It is ordered that:

1. The Tenant shall pay the Landlord \$186.00 the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 29, 2026, at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

Maryam Cooper
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.