



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007165-26

In the matter of: 2803, 77 DAVISVILLE AVE
TORONTO ON M4S1E8

Between: OEF 77 DAVISVILLE LP Landlord

And

DANIEL FOSTER Tenant

OEF 77 DAVISVILLE LP (the 'Landlord') applied for an order to terminate the tenancy and evict DANIEL FOSTER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 14, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Eshita Mongia, and the Tenant were present. The Tenant did not meet with Duty Counsel prior to the hearing.

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:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
3. The lawful rent is \$1,471.23. It was due on the 1st day of each month.
4. The Tenant has paid \$1,478.46 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$2,535.23.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,435.35 from the Tenant and this deposit is still being held by the Landlord.
8. Interest on the rent deposit, in the amount of \$7.43 is owing to the Tenant for the period from January 1, 2026 to March 31, 2026.
9. The rent deposit is applied to the arrears of rent because the tenancy terminated.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$1,278.45. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 22, 2026
Date Issued

Nancy Fahlgren
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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,013.69
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,478.46
Less the amount of the last month's rent deposit	- \$1,435.35
Less the amount of the interest on the last month's rent deposit	- \$7.43
Total amount owing to the Landlord	\$1,278.45