



Order under Section 78(11) Residential Tenancies Act, 2006

File Number: LTB-L-020220-26-SA

In the matter of: 325, 540 MORNINGTON AVE
LONDON ON N5Y3E6

APR 24, 2026

Between: Drake Property Management Landlord

And

Rich Camara Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Rich Camara (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 7, 2026 with respect to application LTB-L-081486-25.

The Landlord's application was resolved by order LTB-L-020220-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020220-26.

This motion was heard by videoconference on April 21, 2026.

The Landlord's representative Mark Ciobotaru and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The lawful rent is \$975.08. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$32.06. This amount is calculated as follows: \$975.08 x 12, divided by 365 days.
3. The rent arrears owing to April 30, 2026 are \$2,011.56 (less any amount the Tenant has already paid but not accounted for yet by the Landlord).
4. The Landlord collected a rent deposit of \$929.48 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-020220-26, issued on March 9, 2026, is granted.
2. Order LTB-L-020220-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 7, 2026 with respect to LTB-L-081486-25 is cancelled and replaced with the following voidable order:
4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,011.56 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 30, 2026.**
8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,011.56. This amount includes rent arrears owing to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
9. The Tenant shall also pay the Landlord compensation of \$32.06 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
10. 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 outstanding balance.
11. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 May 1, 2026.

April 24, 2026
Date Issued

Julie Broderick
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$2,011.56
Total the Tenant must pay to continue the tenancy	\$2,011.56

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$2,011.56
Less the amount of the last month's rent deposit	- \$929.48
Less the amount of the interest on the last month's rent deposit	- \$17.38
Total amount owing to the Landlord	\$1,064.70
Less any amount the Tenant has already paid prior to April 21, 2026 but not accounted for by the Landlord.	
Plus daily compensation owing for each day of occupation starting April 22, 2026	\$32.73 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

