



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

File Number: LTB-L-009431-26

In the matter of: 288 BLEECKER ST
TORONTO ON M4X0A2

Between: Medallion Corporation Landlord

And

Rachael O'Connor Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Rachael O'Connor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on April 14, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Samuel M. Korman, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. 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.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on February 28, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$3,553.73. It was due on the 1st day of each month.
5. The Tenant has paid \$2,053.73 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$5,053.73.

7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$3,519.69 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$73.91 is owing to the Tenant for the period from March 1, 2025 to February 28, 2026.
11. The parties agree that the Tenant shall pay the Landlord \$850.00 on or before July 31, 2026.
12. The parties agree that the Landlord will waive the total amount of arrears, NSF charges and filing fee up to and including rent to February 28, 2026. This waiver is conditional upon the Tenant making the payment in paragraph 11 above.
13. If the Tenant fails to make the payment in accordance with paragraph 11 above, the Tenant shall owe the Landlord the full amount owing in accordance with paragraph 2 above.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the date the Tenant moved out of the rental unit.
2. The Landlord shall pay to the Tenant \$1,666.13. The Tenant owes the Landlord rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenant.
3. The Tenant shall pay the Landlord \$850.00 on or before July 31, 2026.
4. If the Tenant makes the payment in paragraph 3 above, the Landlord shall waive the remaining balance of arrears, NSF charges and filing fee up to and including rent to February 28, 2026 in the amount of \$816.13.
5. If the Tenant fails to make the payment in accordance with paragraph 3 above, the Tenant shall owe the Landlord the full amount owed in accordance with paragraph 2 above.
6. If the Tenant does not make the payment in accordance with paragraph 3 above, the Tenant will start to owe interest on the amount in accordance with paragraph 2 above. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

April 24, 2026
Date Issued

Michelle Forrester
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.

