



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011676-26

In the matter of: 501, 2777 KIPLING AVE
ETOBICOKE ON M9V4M2

Between: Q Res V Operating LP Landlord

And

Delrose Facey Tenant

Q Res V Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Delrose Facey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026.

The Landlord's Legal Representative Sabrina Marchionne, the Tenant and the Tenant's support person Nicole Moore attended the hearing.

The parties acknowledged at the hearing that the conditions set out in the order may come due on a date prior to the order being issued. Despite this they both acknowledge that they will be bound by the dates as presented and agreed upon orally at the hearing. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$261.03 if the payment is made on or before April 30, 2026.
3. 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.
4. **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.**

5. The Tenant shall also pay the Landlord compensation of \$42.88 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
6. 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.
7. 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.
8. 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 29, 2026
Date Issued

Sean Ramage

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

