



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010038-26

In the matter of: 510, 1155 Midland Avenue
Scarborough ON M1K4H8

Between: Terra Suites Landlord

And

Miranda Miller Tenant

Terra Suites (the 'Landlord') applied for an order to terminate the tenancy and evict Miranda Miller (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 Agent, Ravi Sivalingham, the Landlord's Legal Representative, Joey Kay, the Tenant, the Tenant's Support, Greg Tremblay and the Tenant's Legal Representative, Syed Hussain attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The Landlord served the Tenant with a valid 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,845.58. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.68. This amount is calculated as follows: \$1,845.58 x 12, divided by 365 days.
5. The Tenant has paid \$3,215.70 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$5,000.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,000.00 for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$500.00 on or before the 17th of each month for the period May 17, 2026 through to February 17, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 30, 2026

Date Issued

Christopher Lin

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.