



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013274-26

In the matter of: 301, 309 MOUNT PLEASANT RD
TORONTO ON M4T 2C2

Between: 309 Mount Pleasant Limited Landlord

And

Phillip O'Brien Tenant

309 Mount Pleasant Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Phillip O'Brien (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on April 21, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Vitali Vytrykush also participated on behalf of the Landlord.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. There are no outstanding rent arrears up to and including April 30, 2026.

On consent of the parties, it is ordered that:

1. On April 21, 2026, the Tenant shall pay to the Landlord, the \$186.00 application filing fee;
2. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 22, 2026.

April 28, 2026
Date Issued

Susan Parsons
Hearings Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.