



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

File Number: LTB-L-013873-26

In the matter of: 208, 40 TRETHEWEY DR
YORK ON M6M4B2

Between: Six Points Suites Landlord

And

John James Tenant

Six Points Suites (the 'Landlord') applied for an order to terminate the tenancy and evict John James (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Pat Lombardo, the Tenant's Support Reyan Fleming and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. A non-voidable termination was negotiated in good faith.
2. The rent arrears owing to April 30, 2026, are \$8,311.84.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord will waive claim to all outstanding arrears and costs if the Tenant complies with the termination date contemplated in this order.
5. The Landlord collected a rent deposit of \$850.00 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.
6. The rent deposit, together with any interest due to the Tenant, will be applied to the rental period commencing May 01, 2026, and will constitute the full lawful rent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.

2. The Tenant shall pay the Landlord \$8,497.84 for arrears of rent and costs up to April 30, 2026.
3. If the Tenant complies with the May 31, 2026, termination date, the Landlord shall waive claim to all arrears and costs ordered herein.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 June 1, 2026.

May 5, 2026
Date Issued

Adam Rogers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 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.