



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012789-26

In the matter of: 409, 1155 Midland Avenue
Scarborough ON M1K4H8

Between: Terra Suites Landlord

And

Philip Jackson Tenant

Terra Suites (the 'Landlord') applied for an order to terminate the tenancy and evict Philip Jackson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 28, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Jay Kay, and the Tenant's Agent, Mahelia Jackson, attended the hearing.

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 understood the terms of their consent.

Its agreed that:

1. The parties reached consent on extended standard order with termination date of May 31, 2026.
2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$2,099.30. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$69.02. This amount is calculated as follows: $\$2,099.30 \times 12$, divided by 365 days.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The total rent arrears and costs owing to April 30, 2026, are \$7,635.85.
8. The Landlord collected a rent deposit of \$1,835.71 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.
9. Interest on the rent deposit, in the amount of \$9.19 is owing to the Tenant for the period from February 1, 2026, to April 28, 2026.

It is ordered 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:**
 - \$9,735.15 if the payment is made on or before May 31, 2026. This amount includes the total rent arrears and costs to April 30, 2026 plus the lawful rent in May.
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 May 31, 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 May 31, 2026.**
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.
7. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,624.21. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
8. The Tenant shall also pay the Landlord compensation of \$69.02 per day for the use of the **unit starting April 29, 2026**, until the date the Tenant moves out of the unit.

9. 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, at 4.00% annually on the balance outstanding.

May 1, 2026
Date Issued

Maryam Cooper
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 12, 2026

Rent Owing to May 31, 2026	\$9,549.15
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$9,735.15