



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

**File Number:** LTB-L-021913-26

**In the matter of:** Main Floor, 328 Wilson Rd. S.  
Oshawa, ON L1H6C5

**Between:** Razieh Toony Landlord

**And**

Jennifer Medland Tenant

Razieh Toony (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Medland (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on April 29, 2026.

The Landlord's Representative, Ali Golabgir, the Landlord, and the Tenant attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

**It is agreed that:**

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 \$3,000.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$12,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. At the hearing, parties agreed to a non-voidable order with an extended termination date of May 31, 2026.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant will terminate on May 31, 2026. **The Tenant must move out of the rental unit on or before May 31, 2026.**
2. The Tenant shall pay to the Landlord \$12,046.27. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$98.63 per day for the use of the unit starting April 30, 2026, until the date the Tenant moves out of the unit.
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, at 4.00% annually 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**

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Ken Audziss  
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 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 as the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing to Hearing Date, April 29, 2026                                                                          | \$11,860.27          |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$12,046.27</b>   |
| Plus, daily compensation owing for each day of occupation starting April 30, 2026                                   | \$98.63<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |