



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

**File Number:** LTB-L-015756-26

**In the matter of:** 1113, 25 MARTHA EATON WAY  
NORTH YORK ON M6M5B7

**Between:** Artisan Charitable Foundation Landlord

**And**

Cameka Scott Tenant

Artisan Charitable Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Cameka Scott (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on April 30, 2026.

The Landlord's Representative, Eric Steiman attended with Students at Law, Karen Cand Alexander C.

The Tenant was present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

**The Parties agree that:**

**L1 Application – Non-Payment of Rent**

1. The lawful rent is \$1,849.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$60.79. This amount is calculated as follows: \$1,849.00 x 12, divided by 365 days.
3. The Tenant has paid \$3,650.00 to the Landlord since the application was filed.
4. The rent arrears owing to April 30, 2026, are \$3,851.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,849.00 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.
7. Interest on the rent deposit, in the amount of \$9.47 is owing to the Tenant for the period from February 1, 2026, to April 30, 2026.

L2 Application – Persistent Late Payment of Rent

8. The Tenant will pay the monthly rent on time and in full and on time as it becomes due for a period of 18 months commencing July 2026.

**It is ordered on consent that:**

L1 Application – Non-Payment of Rent

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:**
  - \$5,886.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
  - OR**
  - \$7,735.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
  - OR**
  - \$9,584.00\* if the payment is made on or before July 2, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Residential Tenancies Act, 2006 (the 'Act') if the Tenant has paid the full amount owing as ordered, plus any additional rent that became due after July 2, 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 July 2, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,178.53. 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.

6. The Tenant shall also pay the Landlord compensation of \$60.79 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 3, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 2, 2026, then starting July 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 July 3, 2026.

**L2 Application – Persistent Late Payment of Rent**

10. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
11. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period June 2026 to November 2028.
12. If the Tenant fails to make any of the payments in paragraph 11 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

**May 13, 2026**  
**Date Issued**

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Eno Ubia  
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 of the Tenant expires on January 3, 2027, 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 31, 2026**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing to May 31, 2026                                                             | \$9,350.00        |
| Application Filing Fee                                                                 | \$186.00          |
| NSF Charges                                                                            | \$0.00            |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$3,650.00      |
| <b>Less</b> the amount the Tenant paid into the LTB since the application was filed    | - \$0.00          |
| <b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}          | - \$0.00          |
| <b>Less</b> the amount of the credit that the Tenant is entitled to                    | - \$0.00          |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$5,886.00</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing to June 30, 2026                                                            | \$11,199.00       |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$3,650.00      |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$7,735.00</b> |

**C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 2, 2026**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing to July 31, 2026                                                            | \$13,048.00       |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$3,650.00      |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$9,584.00</b> |

**D. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                        |              |
|----------------------------------------------------------------------------------------|--------------|
| Rent Owing to Hearing Date                                                             | \$7,501.00   |
| Application Filing Fee                                                                 | \$186.00     |
| NSF Charges                                                                            | \$0.00       |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$3,650.00 |
| <b>Less</b> the amount the Tenant paid into the LTB since the application was filed    | - \$0.00     |
| <b>Less</b> the amount of the last month's rent deposit                                | - \$1,849.00 |

|                                                                               |                      |
|-------------------------------------------------------------------------------|----------------------|
| <b>Less</b> the amount of the interest on the last month's rent deposit       | - \$9.47             |
| <b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate} | - \$0.00             |
| <b>Less</b> the amount of the credit that the Tenant is entitled to           | - \$0.00             |
| <b>Total amount owing to the Landlord</b>                                     | <b>\$2,178.53</b>    |
| Plus daily compensation owing for each day of occupation starting May 1, 2026 | \$60.79<br>(per day) |