



Order Issued on Consent
Order under Section 21.2 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006

File Number: LTB-L-094098-25-RV

In the matter of: 312, 2313 ISLINGTON AVE
ETOBICOKE ON M9W3X6

Between: 2736090 ONTARIO INC Landlord

And

KEITH DAWKINS Tenant

Review Order

2736090 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict KEITH DAWKINS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-094098-25 issued on February 5, 2026.

On March 16, 2026, the requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 17, 2026, interim order LTB-L-094098-25-RV-IN was issued, staying the order issued on February 5, 2026.

This application was heard by videoconference on May 4, 2026.

The Landlord's Legal Representative Marie Beaupre and the Tenant's Legal Representative Farida Salim attended the hearing.

At the review hearing, the parties 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 review date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,031.20. It is due on the day 1st of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$33.90. This amount is calculated as follows: \$1,031.20 x 12, divided by 365 days.

5. The rent arrears owing to May 31, 2026, are \$7,883.30.
6. As a result, I find that the Tenant was not reasonably able to participate in the hearing on January 27, 2026.
7. Therefore, on consent of the Landlord, the Tenant's request to review order LTB-L-094098-25 issued on February 5, 2026, is granted.
8. The parties request the Board consider a voidable order with an extended termination date of June 15, 2026. This means that if, by June 15, 2026, the Tenant has fully paid all the outstanding arrears, they may remain in the rental unit, and the tenancy will continue. However, if on June 15, 2026, the Tenant has a balance owing on the outstanding arrears, the Tenant must vacate the rental unit and the tenancy is terminated.

It is ordered that:

1. Order LTB-L-094098-25 issued on February 5, 2026, is cancelled and replaced by the following:
 - a) The Tenant must pay the Landlord \$7,883.30, on or before June 15, 2025. This means that if, by June 15, 2026, the Tenant has fully paid all the outstanding arrears, they may remain in the rental unit, and the tenancy will continue.
 - b) However, if on June 15, 2026, the Tenant has a balance owing on the outstanding arrears, the Tenant must vacate the rental unit and the tenancy is terminated.
 - c) The Tenant shall also pay the Landlord compensation of \$33.90 per day for the use of the unit starting June 16, 2026, until the date the Tenant moves out of the unit.
 - d) If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.
 - e) If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 - f) 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 16, 2026.

May 7, 2026
Date Issued

Anthony Bruno
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 16, 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.