



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016686-26

In the matter of: 2604, 183 WELLINGTON ST W
TORONTO ON M5V0A1

Between: Ajay Virmani Landlord

And

John Paul Salib Tenant

Ajay Virmani (the 'Landlord') applied for an order to terminate the tenancy and evict John Paul Salib (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 4, 2026. The Landlord was represented by Julia MacDonald and the Tenant was represented by Lily McMillan. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. 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.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The lawful rent is \$11,000.00. The rent is due on the 9th day of each month.
- d. Based on the Monthly rent, the daily rent/compensation is \$361.64. This amount is calculated as follows: \$11,000.00 x 12, divided by 365 days.
- e. The rent arrears owing by the Tenant up to and including May 8, 2026, including the \$186.00 application filing fee are \$77,186.00.
- f. The Landlord collected a rent deposit of \$11,000.00 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.

- g. The Landlord was advised of Section 207(3) of the Act which states that if the party proceeds to obtain a Board Order at the maximum amount, that party extinguishes the right in excess of the Board's monetary jurisdiction. The Landlord acknowledged this and agreed that the amount owing is limited to \$50,000.00, plus costs.
- h. It was explained to the Tenant, that if they want the tenancy to continue, to void this order, the total arrears owing must be paid.

It is ordered on consent 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:**
 - \$77,186.00 if the payment is made on or before May 8, 2026.
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 8, 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 8, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$50,186.00. This amount includes rent arrears up to the maximum amount and the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 9, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before May 8, 2026, then starting May 9, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 9, 2026.

May 13, 2026
Date Issued

Helen Giannini
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 November 9, 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.