



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

**File Number:** LTB-L-019972-26 SA

**In the matter of:** 502, 283 PHARMACY AVE  
SCARBOROUGH ON M1L3G1

**Between:** Homestead Land Holdings Limited Landlord

**And**

Kibru Matbessa Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Kibru Matbessa (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the consent order issued on December 19, 2025 with respect to application LTB-L-082569-25.

The Landlord's application was resolved by order LTB-L-019972-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019972-26.

This motion was heard by videoconference on April 20, 2026.

The Landlord's legal representative Ashleigh Searles and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

**The Parties Agree:**

1. The rent arrears owing to April 30, 2026, are \$1,652.82.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered on consent that:**

1. The motion to set aside Order LTB-L-019972-26, issued on March 9, 2026, is granted.
2. Order LTB-L-019972-26, issued on March 9, 2026, is set aside and cannot be enforced.

3. The consent order issued on December 19, 2025, with respect to LTB-L-082569-25 is amended as follows:
4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$4,701.76 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
6. 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.
7. **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.**
8. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$2,063.43. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$94.12 per day for compensation for the use of the unit starting April 21, 2026, until the date the Tenant moves out of the unit.
9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
10. 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.
11. 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 8, 2026**  
**Date Issued**

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Kyle McGraw  
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 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                                                             | \$26,035.40       |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$21,519.64     |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$4,701.76</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$22,191.92          |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                              | - \$21,519.64        |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$2,868.24         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$53.47            |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$(2,063.43)</b>  |
| Plus daily compensation owing for each day of occupation starting April 21, 2026                                    | \$94.12<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |