



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-020208-26-SA

**In the matter of:** B1, 302 DONLANDS AVE  
EAST YORK ON M4J3R6

**Between:** Good Shepherd Non-Profit Homes Inc. Landlord

**And**

Nikita Thorpe Tenant

Good Shepherd Non-Profit Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nikita Thorpe (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 order issued by the LTB on June 6, 2025 with respect to application LTB-L-017578-25.

The Landlord's application was resolved by order LTB-L-020208-26, issued on June 6, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020208-26.

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

The Landlord's legal representative Amy McCue, the Landlord's agent Eva Obi Nikita, 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 lawful rent is \$1,027.00. It is due on the 1st day of each month.
2. The rent arrears owing to April 30, 2026, are \$7,194.00.
3. 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-020208-26, issued on June 6, 2025, is granted.
2. Order LTB-L-020208-26, issued on June 6, 2025, is set aside and cannot be enforced.
3. The previous order issued on June 6, 2025, with respect to LTB-L-017578-25 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:**

1. \$8,407.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

2. \$9,434.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

3. \$10,461.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

4. \$11,488.00 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

5. \$12,515.00 if the payment is made on or before September 30, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

6. \$13,542.00 if the payment is made on or before October 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 October 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 October 31, 2026.**

8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,028.20. 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.
9. The Tenant shall also pay the Landlord compensation of \$33.76 per day for the use of the unit starting April 21, 2026, until the date the Tenant moves out of the unit.
10. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2026, at 4.00% annually on the balance outstanding.
11. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 November 1, 2026.
13. Commencing on May 1, 2026, up to and including October 1, 2026, the Tenant shall pay the ongoing lawful monthly rent in full and on time, on or before the first day of each month.
14. If the Tenant fails to make any one of the payments pursuant to paragraph 13 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

**May 14, 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 May 1, 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                                                             | \$17,751.00       |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed |                   |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$8,407.00</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                                                            | \$18,778.00       |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed |                   |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$9,434.00</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 31, 2026**

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| Rent Owing To July 31, 2026                                                            | \$19,805.00        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed |                    |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$10,461.00</b> |

**D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026**

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| Rent Owing To August 31, 2026                                                          | \$20,832.00        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed |                    |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$11,488.00</b> |

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

|                                                                                        |             |
|----------------------------------------------------------------------------------------|-------------|
| Rent Owing To September 30, 2026                                                       | \$21,859.00 |
| Application Filing Fee                                                                 | \$186.00    |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed |             |

|                                                          |                    |
|----------------------------------------------------------|--------------------|
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$12,515.00</b> |
|----------------------------------------------------------|--------------------|

**F. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before October 31, 2026**

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| Rent Owing To October 31, 2026                                                         | \$22,886.00        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed |                    |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$13,542.00</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$16,372.20          |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                              |                      |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$7,028.20</b>    |
| Plus daily compensation owing for each day of occupation starting April 21, 2026                                    | \$33.76<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |