



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

**File Number:** LTB-L-016338-26

**In the matter of:** 1007, 2 VENA WAY  
NORTH YORK ON M9M0G5

**Between:** MEDALLION CORPORATION Landlord

**And**

KENNETH COLE Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict KENNETH COLE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on May 11, 2026, by video conference. The Landlord's Legal Representative, Marija Jelic, was present accompanied by the Tenant.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application.

After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

**The parties agreed to the following:**

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 hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,757.40. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.78. This amount is calculated as follows: \$1,757.40 x 12, divided by 365 days.
5. The Tenant has paid \$2,973.01 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$5,813.99.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,757.48 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.
9. Interest on the rent deposit, in the amount of \$34.88 is owing to the Tenant for the period from June 1, 2025, to May 11, 2026.

**On consent of the parties, it is ordered 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:**

- \$5,999.99 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$7,757.39 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$9,514.79 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$11,272.19 if the payment is made on or before August 31, 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 Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after August 31, 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 August 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,085.81. 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 \$57.78 per day for the use of the unit starting May 12, 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 August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 31, 2026, then starting September 1, 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 September 1, 2026.

**May 14, 2026**  
**Date Issued**

\_\_\_\_\_  
Felicia Puscalau  
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 March 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                                                             | \$8,787.00        |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$2,973.01      |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$5,999.99</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                                                            | \$10,544.40       |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$2,973.01      |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$7,757.39</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                                                            | \$12,301.80       |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$2,973.01      |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$9,514.79</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                                                          | \$14,059.20        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$2,973.01       |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$11,272.19</b> |

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

|                                                                                        |              |
|----------------------------------------------------------------------------------------|--------------|
| Rent Owing to Hearing Date                                                             | \$7,665.18   |
| Application Filing Fee                                                                 | \$186.00     |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$2,973.01 |
| <b>Less</b> the amount of the last month's rent deposit                                | - \$1,757.48 |

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$34.88            |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$3,085.81</b>    |
| Plus, daily compensation owing for each day of occupation starting May 12, 2026                                     | \$57.78<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |