



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

File Number: LTB-L-015729-26

In the matter of: 4, 24 THIRTEENTH ST
ETOBICOKE ON M8V3H4

Between: Sergio Tarantino Landlord

And

Michael Gilmour Tenant

Sergio Tarantino (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Gilmour (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

The Landlord, the Landlord's Legal Representative, Howard Levenson, and the Tenant attended the hearing.

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 consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The Tenant owes the Landlord the amount of \$5,068.00, which represents rent owing to April 30, 2026, and the cost to the Landlord to file this application with the Board.
2. The Tenant shall pay to the Landlord the total amount owing as follows:
 - a) On or before May 31, 2026, the Tenant shall pay \$5,068.00.
3. The Tenant shall also pay the Landlord the rent for May 2026 on or before May 31, 2026.
4. The parties agreed to extend the termination date to May 31, 2026.
5. Unless the Tenant voids the order as set out above, the tenancy between the Landlord and the Tenant is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.

6. 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.
7. 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 22, 2026
Date Issued

Amit Gurpersaud
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.