



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

File Number: LTB-L-021109-25

In the matter of: 403, 130 OLD FOREST HILL RD
TORONTO ON M5P2S1

Between: SAVOY PLAZA APARTMENTS C/O ADVENT PROPERTY MANAGEMENT SERVICES LTD. Landlord

And

TIRZAH TWARD Tenant

SAVOY PLAZA APARTMENTS C/O ADVENT PROPERTY MANAGEMENT SERVICES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict TIRZAH TWARD (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on May 14, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Marie Galevski, a paralegal student shadowing the Landlord's Representative, Brigitta Hall, the Landlord Agent, Dawn Buckley, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant vacated the rental unit on April 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
- B. The rent arrears owing to April 30, 2026 are \$5280.42.
- C. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- D. The Landlord collected a rent deposit of \$3793.84 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

- E. Interest on the rent deposit, in the amount of \$220.00 is owing to the Tenant for the period from February 1, 2020 to April 30, 2026. The interest on the rent deposit is applied to the arrears of rent because the tenancy terminated.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5466.42. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$455.00	On or before the 20th day of each month for 11 months from <u>May 20, 2026 to March 20, 2027</u>
\$461.42	On or before April 20, 2027

4. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

May 15, 2026
Date Issued

Monica Dairo
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$5280.42
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5466.42