



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

**File Number:** LTB-L-019955-26

**In the matter of:** 1ST REAR, 60 QUEEN ST S GD 0  
TOTTENHAM ON L0G1W0

**Between:** 2807329 ONTARIO INC. Landlord

**And**

Melissa Buchanan Tenant

2807329 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Buchanan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026.

The Landlord's representative, Tony Dutra, and the Tenant attended the hearing.

The parties mutually agreed to terminate the tenancy and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**Determinations:**

1. The parties consented at the hearing to non-voidable termination date of July 15, 2026.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated, as of July 15, 2026. The Tenants must move out of the rental unit on or before July 15, 2026.
2. the Tenant shall pay to the Landlord \$4,759.25. This amount includes rent arrears owing up to the date of the hearing (May 13, 2026) 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.
3. The Tenant shall also pay the Landlord compensation of \$63.45 per day for the use of the unit starting May 14, 2026, until the date the Tenant moves out of the unit.

4. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before July 15, 2026, then starting July 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 July 16, 2026.

**May 20, 2026**  
**Date Issued**

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Vinuri Sivalingam  
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 January 16, 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 if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$6,604.85           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$1,850.00         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$181.60           |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$4,759.25</b>    |
| Plus daily compensation owing for each day of occupation starting May 14, 2026                                      | \$63.45<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |