



**Order under Section 69/89
Residential Tenancies Act, 2006**

File Number: LTB-L-092298-23

In the matter of: 1110, 544 Birchmount Road
Toronto Ontario M1K1P3

Between: Medallion Corporation Landlord

And

Martin Bruce Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Martin Bruce (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards;

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Medallion Corporation (the 'Landlord') also applied for an order requiring Martin Bruce (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 20, 2026.

The Landlord's Legal Representative, Douglas Levitt attended the hearing.

The Tenant's Legal Representative, Seema Habib attended the hearing.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Agreed Upon Facts:

1. The Tenant is no longer in possession having vacated February 28, 2026.

On consent of the parties, it is ordered that:

1. On or before June 15, 2026, the Tenant shall pay the Landlord the amount of \$45,000.00 for damages as claimed in the application.
2. On or before, June 15, 2026, the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenant owes the Landlord is \$45,186.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Trish Carson
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.