



**Amended Order**  
**Order under Section 69**  
**Residential Tenancies Act, 2006**  
And section 21.1 of the **Statutory Powers Procedure Act**

**File Number:** LTB-L-075562-25-AM

**In the matter of:** PH103, 435 RICHMOND ST W  
TORONTO ON M5V0N3

**Between:** Menkes Rental Suites Inc. as Managers Landlord

**And**

Juan Pablo Milligan-Clarke Tenant

Menkes Rental Suites Inc. as Managers (the 'Landlord') applied for an order to terminate the tenancy and evict Juan Pablo Milligan-Clarke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on November 13, 2025.

The Landlord's agent Kim Sears, Landlord's Agent Merrill Rasmussen, and the Tenant's Legal Representative Ashley De Almeida attended the hearing.

**This amended order is issued to correct clerical errors in the order issued on May 1, 2026.**

**Determinations:**

1. This order amends the order issued on January 12, 2026. I am making this amendment on my own motion because after the hearing but before the original order was issued, the Tenant made a payment into the Board that was not reflected in the original order.
2. In the original order, I found that the rent arrears owing to November 30, 2025, were \$24,768.48. I also found that the Landlord was entitled to \$40.00 for NSF-related administration charges and \$186.00 for the cost of filing the application.
3. On December 8, 2025, the Tenant paid ~~\$28,044.00~~ \$28,044.10 into the Board.
4. The Tenant's payment into the Board exceeded the amount owing on this application to November 30, 2025, including the NSF-related administration charges and filing fee. I therefore find that the arrears claimed in the application were fully satisfied to November 30, 2025, by the payment made on December 8, 2025.

5. The original order dated January 12, 2026, did not reflect the Tenant's payment into the Board made before that order issued. Had the payment been reflected in the original order, the tenancy would not have been terminated on the basis of this application.
6. As a result of the payment into the Board, there were no arrears owing under this application to November 30, 2025, before the original order was issued. The application was therefore effectively voided, or no longer supported a termination of the tenancy before the original order was issued.
7. The termination provisions in the original order shall be cancelled. The tenancy is not terminated on the basis of this application.
8. The funds paid into the Board by the Tenant on December 8, 2025 shall be released to the Landlord, together with any accrued interest.

**It is ordered that:**

1. Paragraphs 1 through 9 of the order issued on January 12, 2026, are cancelled and replaced with the following.
2. The tenancy between the Landlord and the Tenant is not terminated as a result of this application.
3. The arrears of rent, NSF-related administration charges, and the filing fee owing under this application to November 30, 2025, were satisfied by the Tenant's payment into the Board on December 8, 2025.
4. The Tenant does not owe any amount to the Landlord under this application up to November 30, 2025.
5. LTB staff are directed to pay out to the Landlord the amount of ~~\$28,044.00~~ \$28,044.10 which the Tenant paid into the LTB on December 8, 2025, plus accrued interest\*.

\*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**May 1, 2026**  
**Date Issued**

\_\_\_\_\_  
Kyle Anderson  
Member, Landlord and Tenant Board

**May 21, 2026**  
**Date Amended**

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.