



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020048-26, LTB-T-012144-26 and LTB-T-020253-26

In the matter of: 103, 546 INDIAN GROVE
TORONTO ON M6P2J4

Between: 2790 Dundas West Street Properties ULC Landlord

And

Logan Reynolds Tenant

2790 Dundas West Street Properties ULC (the 'Landlord') applied for an order to terminate the tenancy and evict Logan Reynolds (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 Application)

Logan Reynolds (the 'Tenant') applied for an order determining that 2790 Dundas West Street Properties ULC (the 'Landlord') (T2 Application):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenant also applied for an order determining that 2790 Dundas West Street Properties ULC (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

The L1 application was scheduled to be heard on May 13, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The parties also elected to resolve the Tenant's T2 and T6 Application.

The Landlord's legal representative Brianna Brady and the Tenant's Legal Representative Rachel Wickham were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the tenancy to the hearing date and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Preliminary Issue:

1. At the outset of the application the parties requested that the application be amended to reflect the proper name of the Landlord as 2790 Dundas West Street Properties ULC.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$23.01. This amount is calculated as follows: \$700.00 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026, are \$18,450.00.
6. The Landlord waives the \$186.00 application filing fee.
7. In exchange for the Tenant withdrawing their T2 and T6 application the Landlord shall waive the arrears.

It is ordered on consent that:

1. The application is amended to reflect the proper name of the Landlord as 2790 Dundas West Street Properties ULC.
2. The Tenancy between the Landlord and Tenant is terminated. The Tenant shall vacate the unit on or before August 13, 2026.
3. The Tenant's T2 application (LTB-T-012144-26) and T6 application (LTB-T-020253-26) are withdrawn.
4. In full and final exchange of the Tenant withdrawing the applications referenced in paragraph 3 the Landlord shall waive all outstanding arrears to May 31, 2026.
5. In full and final exchange of the Tenant removing all personal belongings, guests, occupants, and providing vacant possession of the unit to the Landlord on or before the termination date, the Landlord shall waive any future rents that become due up to and including August 13, 2026.

6. If the Tenant fails to comply with paragraph 5, the Tenant shall pay to the Landlord \$1,699.17 on or before August 14, 2026. This amount represents rent that would have become due from June 1, 2026, to August 13, 2026.
7. The Tenant shall also pay the Landlord compensation of \$23.01 per day for the use of the unit starting August 14, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing in paragraph 6 on or before August 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 15, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before August 13, 2026, then starting August 14, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 August 14, 2026.

May 28, 2026
Date Issued

Dillanique Knight
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 14, 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.