



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017480-26

In the matter of: 3, 2041 VICTORIA PARK AVE
SCARBOROUGH ON M1R1V4

Between: Greenwin Corp. Landlord

And

RACHELL BYER Tenant
DONNY BYER
DUANE BYER

Greenwin Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict RACHELL BYER, DONNY BYER and DUANE BYER (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on May 19, 2026. The Landlord's representative Matt Anderson and the Tenants Rachell Byer and Duane Byer engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,678.60. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$120.94. This amount is calculated as follows: $\$3,678.60 \times 12$, divided by 365 days.
4. The rent arrears owing to May 31, 2026, are \$8,172.17.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The parties agree to terminate this tenancy on May 31, 2026.

7. The Landlord collected a rent deposit of \$3,678.60 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be applied to the arrears.
8. Interest on the rent deposit, in the amount of \$29.42 is owing to the Tenant for the period from January 1, 2026, to May 19, 2026. This amount is being applied to the arrears on May 20, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$120.94 per day for the use of the unit starting June 1, 2026, to the date the Tenants moves out of the unit.
5. The Tenants owe the Landlord \$4,650.07. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.
6. The Tenants shall pay the Landlord \$4,650.07 on or before June 30, 2026.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

May 22, 2026
Date Issued

Isabelle Bouvier
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 of the Tenant expires on December 1, 2026 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.