



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-012873-26
LTB-T-065534-25

In the matter of: PH 9C, 1 Chedington Pl
Toronto ON M4N3R4

Between: Kenneth Edward Field Landlord

and

Ian Newlands Tenant

Kenneth Edward Field (the 'Landlord') applied for an order to terminate the tenancy and evict Ian Newlands (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. **(L1 Application)**

The Tenant applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex. **(T3 Application)**

This application was heard by videoconference on May 21, 2026.

The Landlord's Legal Representative, Anthony Spadafora, the Landlord, and the Tenant's Legal Representative, Jackie Bartlett, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. The parties also mutually agreed to have the Tenant's T3 application brought forward to be heard together with the Landlord's L1 application. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. The rent arrears owing to May 31, 2026, inclusive of the \$186.00 filing fee, are \$126,584.10.
2. The rent arrears owing to the Landlord are more than the LTB's monetary jurisdiction. Under section 207(1) of the *Residential Tenancies Act, 2006* (the 'Act') the LTB may order payment up to \$50,000.00. Proceeding with this application at the LTB extinguishes any rights the Landlord may have to claim the full amount owing at the LTB or a court. The Landlord was made aware of the LTB's monetary jurisdiction and chose to proceed with this application.

3. The parties requested that the order include a final, non-voidable termination of this tenancy based on their agreement to terminate the tenancy as of August 31, 2026 if the Tenant does not void the order by June 10, 2026. The application is amended to include an L3 application for termination of the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under sections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears after June 10, 2026.

On consent, it is ordered that:

1. The Tenant's application is dismissed as withdrawn.
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$126,584.10 if the payment is made on or before May 31, 2026.

OR

- \$147,285.00 if the payment is made on or before June 10, 2026.
4. The Tenant shall pay the rent for June 2026, in full, on or before June 1, 2026.
 5. If the Tenant fails to make the payment in accordance with paragraph 3 of this order, then the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy prior to June 10, 2026, and evicting the Tenant and requiring that the Tenant pay the outstanding balance owing up to the Board's monetary jurisdiction. The order that results from this section 78 application is usually issued without a hearing. This may result in the Board issuing an order that terminates the tenancy before June 10, 2026.
 6. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before August 31, 2026.**
 7. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$50,186.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The amount the Tenant is ordered to pay, excluding costs, is limited by the LTB's monetary jurisdiction.
 8. If the Tenant does not pay the full amount owing in paragraph 6 on or before June 10, 2026, then the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy prior to the agreed-upon August 31, 2026, and evicting the Tenant and requiring that the Tenant pay the outstanding balance owing. The order that results from this section 78 application is usually issued without a hearing. This may result in the Board issuing an order that terminates the tenancy before August 31, 2026.

9. If the Tenant does not pay the Landlord the full amount owing on or before June 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 11, 2026 at 4.00% annually on the balance outstanding.
10. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 September 1, 2026.
12. If the Tenant does not vacate the rental unit by August 31, 2026, the Tenant shall pay the Landlords compensation of \$680.58 per day for the use of the unit starting September 1, 2026 until the date the Tenants moves out of the unit.
13. If the Tenant does not pay the amount required to void the order on or before June 10, 2026, the Tenant shall pay to the Landlord the monthly rent, in full, on or before the first of each month for the months of July 2026 and August 2026.
14. If the Tenant fails to make the payments in accordance with paragraph 11 of this order, then the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy prior to August 31, 2026, and evicting the Tenant and requiring that the Tenant pay any new arrears that became owing after May 31, 2026. The order that results from this section 78 application is usually issued without a hearing. This may result in the Board issuing an order that terminates the tenancy before August 31, 2026.

May 26, 2026
Date Issued

Candace Aboussafy
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 March 1, 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.