



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

File Number: LTB-L-022233-26

In the matter of: 2501, 25 SELBY ST
TORONTO ON M4Y0E6

Between: 592 Sherbourne LP, c/o Tricon Landlord

And

James Dart Tenant

592 Sherbourne LP, c/o Tricon (the 'Landlord') applied for an order to terminate the tenancy and evict James Dart (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 25, 2026. Paralegal, Faith McGregor, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenant with a 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 current rent is \$3,400.00 and will increase to \$3,686.25 effective June 1, 2026. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$121.19. This amount is calculated as follows: \$3,686.25 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$6,756.10.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$3,400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

8. The parties agree to an order terminating the tenancy effective June 15, 2026, unless the Tenant pays the Landlord \$6,942.10 (\$6,756.10 + \$186.00) on or before May 31, 2026 or \$10,628.35 (\$6,942.10 + \$3,686.25) on or before June 15, 2026. As soon as the account is at a zero balance, on or before June 15, 2026, the order is void.

On Consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, effective June 15, 2026, unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$6,942.10 (\$6,756.10 + \$186.00) if the payment is made on or before May 31, 2026
OR
 - \$10,628.35 (\$6,942.10 + \$3,686.25) on or before June 15, 2026
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **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 June 15, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord the rent arrears owing up to the date the Tenant moves out plus the costs of the filing the application less the rent deposit and interest the Landlord owes on the rent deposit, by June 15, 2026.
6. The Tenant shall also pay the Landlord compensation of \$121.19 per day for the use of the unit starting June 16, 2026 until the date the Tenant moves out of the unit.
7. 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.
8. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 16, 2026.

June 3, 2026
Date Issued

Shawn Hayman
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 December 16, 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.