



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

File Number: LTB-L-017325-26

In the matter of: 569 SOUDAN AVE
TORONTO ON M4S1X1

Between: JEFFREY WRIGHT Landlord

And

DANIEL COLLINS Tenants
WENDY BHIM COLLINS

JEFFREY WRIGHT (the 'Landlord') applied for an order to terminate the tenancy and evict DANIEL COLLINS and WENDY BHIM COLLINS (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard on May 26, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, the Landlord's representative, Andrew McMaster, and the Tenant, Daniel Collins for the Tenants, were present. The Tenant did not meet with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

- The tenancy shall terminate as of June 30, 2026, with enforcement provisions.
- The Landlord collected a rent deposit of \$3,400.00 from the Tenants and this deposit is still being held by the Landlord. In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006* (the 'RTA'), the rent deposit shall be applied to the rent for the last month of tenancy, which in this case is June 2026.
- Interest on the rent deposit, in the amount of \$563.42 is owing to the Tenants for the period from June 1, 2017 to May 26, 2026. The parties agree to apply a portion of this amount to top up the rent deposit to the current monthly rent (\$135.00). The Landlord shall pay the Tenants the balance of interest owing on the rent deposit (\$563.42 - \$135.00 = \$428.42).
- The Landlord has compensated the Tenants an amount equal to one month's rent by April 30, 2026 as required by the RTA.

- If the Tenants do not vacate the rental unit on or before June 30, 2026, the Tenants will owe the Landlord daily rent starting July 1, 2026. Based on the monthly rent, the daily rent/compensation is \$116.22. This amount is calculated as follows: \$3,535.00 x 12, divided by 365 days.

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 June 30, 2026.
2. The Landlord shall pay the Tenants \$428.42, which represents the balance of interest the Landlords owe on the rent deposit for the period from June 1, 2017 to May 26, 2026.
3. If the Landlord does not pay the Tenants the full amount owing as set out in paragraph 2 of this Order on or before June 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 July 1, 2026.
6. If the unit is not vacated on or before June 30, 2026, the Tenants shall pay the Landlord compensation of \$116.22 per day for the use of the unit starting July 1, 2026 until the date the Tenants moves out of the unit.

June 3, 2026
Date Issued

Nancy Fahlgren
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 January 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.