



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

File Number: LTB-L-023061-26

In the matter of: 310, 1459 TRAFALGAR ST
LONDON ON N5W1W8

Between: 1459 TRAFALGAR STREET INVESTMENT
INC

Landlord

And

FRED LAMONT
TYLOR LAMONT

Tenants

1459 TRAFALGAR STREET INVESTMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict FRED LAMONT and TYLOR LAMONT (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on May 26, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Mark Ciobotaru, and the Tenant, Tylor Lamont (representing both Tenants), participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed That:

1. The application be amended to reflect the arrears owing in Page 11 of the application as '\$5,094.44' for the period ending March 31, 2026.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.05. This amount is calculated as follows: \$1,674.44 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$8,443.32.

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 \$1,600.00 from the Tenants 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. Interest on the rent deposit, in the amount of \$99.06 is owing to the Tenants for the period from November 1, 2023, to May 26, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$8,629.32 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$10,303.76 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 30, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$6,687.12. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$55.05 per day for the use of the unit starting May 27, 2026, until the date the Tenants moves out of the unit.
 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.
 8. 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.

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 July 1, 2026.

L2 Application – Persistent Late Payment of Rent

10. If the Tenants void the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
11. The Tenants shall pay the Landlord the monthly rent due on or before the first day of the month for the period **July 1, 2026, to June 1, 2027**.
12. If the Tenants fail to make any of the payments in paragraph **11** above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

June 1, 2026

Date Issued

Rachael Kukoyi

Hearings Officer, Landlord and Tenants 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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$8,443.32
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$8,629.32

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$10,117.76
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$10,303.76

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,200.18
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,600.00
Less the amount of the interest on the last month's rent deposit	- \$99.06
Total amount owing to the Landlord	\$6,687.12
Plus daily compensation owing for each day of occupation starting May 27, 2026	\$55.05 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	