



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037133-26

In the matter of: 2nd Floor, 1422 QUEEN ST W
TORONTO ON M6K1L9

Between: 2420589 Ontario Inc. Landlord

And

Abayomi Bird George Tenant

2420589 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Abayomi Bird George (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on May 25, 2026. The Landlord's representative, paralegal, Marshall Yarmus, the Landlord's agent, Kevin Nguyen, the Tenant's support, Gomo George and the Tenant, Abayomi Bird George, attended the hearing. The Tenant did speak with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$880.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$28.93. This amount is calculated as follows: \$880.00 x 12 months, divided by 365 days.
5. The Tenant has paid \$1,600.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$220.00

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$880.00 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.
9. Interest on the rent deposit, in the amount of \$101.78 is owing to the Tenant for the period from June 1, 2019, to May 29, 2026.

On consent, it is ordered that:

L1 Application – Non-Payment of Rent

1. The tenancy between the Landlord and the Tenant is terminated 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:**
 - \$406.00 if the payment is made on or before May 29, 2026. See Schedule 1 for the calculation of the amount owing.
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 May 29, 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 May 29, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$732.53. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$28.93 per day for compensation for the use of the unit starting on May 26, 2026, and continuing until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. The Tenant shall also pay the Landlord compensation of \$28.93 per day for the use of the unit starting May 30, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before May 29, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 30, 2026, at 4.00% annually on the balance outstanding.

9. If the unit is not vacated on or before May 29, 2026, then starting May 30, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 May 30, 2026.

L2 Application – Persistent Late Payment of Rent

11. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
12. The Tenant shall pay the Landlord the lawful rent for June on or before June 4, 2026.
13. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period July 2026 to June 2027.
14. If the Tenant fails to make any of the payments in paragraph **13** above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

Section 82

15. The Landlord shall change the locks on the third-floor door on or before June 8, 2026.

June 2, 2026
Date Issued

Pauline Brewster
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 November 17, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 16, 2026

Rent Owing To May 31, 2026	\$1,820.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,600.00
Total the Tenant must pay to continue the tenancy	\$406.00

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

Rent Owing To Hearing Date (May 25, 2026)	\$1,663.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,600.00
Less the amount of the last month's rent deposit	- \$880.00
Less the amount of the interest on the last month's rent deposit	- \$101.78
Total amount owing to the Landlord	-\$732.53
Plus daily compensation owing for each day of occupation starting May 25, 2026.	\$28.93 (per day)