



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

File Number: LTB-L-022059-26

In the matter of: 11, 46 MONTYE AVE
YORK ON M6S2G9

Between: Baby Point Living Ltd. Landlord

And

MICHAEL R FARRELL Tenant

Baby Point Living Ltd. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict MICHAEL R FARRELL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on May 27, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative Elizaveta Povargo, and the Tenant, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

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 lawful rent is \$1,869.15. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$61.45. This amount is calculated as follows: \$1,869.15 x 12, divided by 365 days.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$7,399.72.
7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,700.00 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.
10. The Tenant is owed \$147.50 in interest on the last month rent deposit it shall be applied to the LMR to top up the last months rent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall vacate the unit on or before June 30, 2026.
2. The last month rent deposit shall be applied to the last month of the Tenancy.
3. The Tenant shall pay \$21.65 to top up the last month rent deposit on or before June 1, 2026
4. The Tenant shall pay to the Landlord \$7,605.72. This amount represents \$7,399.72 for arrears of rent to May 31, 2026, \$20.00 in NSF charges, and \$186.00 application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before July 1, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.
7. The Tenant shall also pay the Landlord compensation of \$61.45 per day for the use of the unit starting July 1 until the date the Tenant moves out of the unit.

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.

June 5, 2026
Date Issued

Dillanique Knight
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 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.