



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

File Number: LTB-L-013695-26

In the matter of: 1502, 12 YORK ST
TORONTO ON M5J0A9

Between: Maria Alejandra Torres Landlords
Jairo Torres

And

Jasmyn Alana Gallagher Tenant

Maria Alejandra Torres and Jairo Torres (the 'Landlords') applied for an order to terminate the tenancy and evict Jasmyn Alana Gallagher (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 21, 2026.

Only the Landlord's legal representative, Anil Sharma and the Landlords attended the hearing.

As of 1:49 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Landlords served the Tenant with a valid 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 rent is due bi-weekly in the amount of \$1,362.00
4. Based on the bi-weekly rent, the daily rent/compensation is \$97.02. This amount is calculated as follows: \$1,362.00 x 26 weeks, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 25, 2026 are \$8,896.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlords 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:**
 - \$14,530.00 if the payment is made on or before June 20, 2026, minus any rent payments or compensation paid by the Tenant.
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 20, 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 20, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$8,507.92. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
6. The Tenant shall also pay the Landlords compensation of \$97.02 per day for the use of the unit starting April 22, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before June 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 20, 2026, then starting June 21, 2026, the Landlords 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 Landlords on or after June 21, 2026.

June 9, 2026

Date Issued

Christina Philp

Member, 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 21, 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.