



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026739-26

In the matter of: 601, 25 BEDFORD RD
TORONTO ON M5R2K1

Between: 25 Bedford Co-Ownership Holdings Inc. Landlord

And

Jermaine Johnson Tenant

25 Bedford Co-Ownership Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jermaine Johnson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 3, 2026.

The Landlord's Representative, Lilly McMillan, and the Tenant attended the hearing.

Determinations:

1. The parties advised that they had reached a consent agreement on a number of issues in the application. The parties reached an agreement to terminate the tenancy effective June 30, 2026.
2. The parties also agree to the following facts:
 - a) The rental arrears owing to June 30, 2025 are \$7,365.72;
 - b) The landlord is entitled to the filing fee of \$186.00;
 - c) the Landlord collected a rent deposit of \$1,499.00 from the Tenant, and interest on the rent deposit, in the amount of \$271.58 is owing to the Tenant for the period from June 1, 2016, to June 3, 2026.
3. The parties did not agree on the request of the Tenants to repay the rent arrears owing over time. The Tenant seeks to pay \$500.00 a month towards the amount owing until the balance is paid in full.
4. In the normal course of events where a conditional order is granted and the tenancy is not terminated, the Board may set a payment plan. Where the tenancy is ordered terminated, the Board generally issues an order for payment of the full amount, sets a deadline for paying the full amount, with interest to accrue if payment is not made in full by the

deadline. In the present case, the Tenants say there is no way they can pay the full amount owing so they seek a payment plan.

5. The Landlord opposes their request. He wants the money he is owed as soon as possible.
6. The Board has no jurisdiction over the parties once the tenancy is terminated. As a result, I do not find it appropriate to order a payment plan for the period after the tenancy has terminated.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective June 30, 2025. The Tenant shall move out of the rental unit on or before June 30, 2025.
2. If the unit is not vacated on or before June 30, 2025, the starting July 1, 2025 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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.
4. Tenant shall pay to the Landlord \$4,121.33. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
5. The Tenant shall also pay the Landlord compensation of \$60.54 per day for the use of the unit starting June 4, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Sean Ramage
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 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 Tenant must pay

Rent Owing to Hearing Date	\$5,705.91
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,499.00
Less the amount of the interest on the last month's rent deposit	- \$271.58
Total amount owing to the Landlord	\$4,121.33
Plus, daily compensation owing for each day of occupation starting June 4, 2026,	\$60.54 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	