



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

File Number: LTB-L-023504-26

In the matter of: 3, 1438-1440 QUEEN ST W
TORONTO ON M6K1M2

Between: 2870121 Ontario Inc Landlord

And

Colleen Johnston Tenant

2870121 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Colleen Johnston (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 4, 2026. The Landlord's legal representative, Janis Taylor, the Landlord's agent, Nick Petrakis, the Tenant's legal representative, Urooj Anees and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The tenancy terminated on May 17, 2026, pursuant to LTB order #LTB-L-105324-25. Rent arrears are calculated up to the date the tenancy was terminated.
2. The Tenant vacated the unit on May 18, 2026.
3. The Landlord agrees to make the rent gap payment to the Tenant on or before June 15, 2026.
4. The lawful rent is \$730.33, due on the first day of each month.
5. The rent arrears owing for the period ending May 17, 2026, are \$1,460.66.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 17, 2026, pursuant to LTB order #LTB-L-105324-25 and the Tenant is no longer in possession of the unit.
2. The Tenant shall pay to the Landlord \$1,646.66, which represents the arrears of rent (\$1,460.66) plus the filing fee (\$186.00) for the period ending May 17, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order in full on or before June 16, 2026.
4. If the Tenant defaults on the payment as noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').

June 11, 2026
Date Issued

Sonja Richter

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.