



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020033-26

In the matter of: 15, 1294 BYRON BASELINE RD
LONDON ON N6K4G7

Between: Manoj Jose Landlords
Jessy Jose

And

Taylor Morris Tenant

Manoj Jose and Jessy Jose (The 'Landlords') Applied for an Order to Terminate The Tenancy And Evict Taylor Morris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on May 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute.

The Landlords' Legal Representative, Berkan Altun, the Landlord, Manoj Jose, and the Tenant, Taylor Morris, 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 Landlords 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful rent is \$2,300.00. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to May 30, 2026, are \$13,800.00.

6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$2,300.00 from the Tenant, and this deposit is still being held by the Landlords. The rent deposit is applied to the last month of the tenancy.
8. Interest on the rent deposit, in the amount of \$36.79, is owing to the Tenant for the period from August 26, 2025, to May 30, 2026.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenant must move out of the rental unit on or before June 30, 2026.
2. 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.
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. The Tenant shall pay to the Landlords \$13,986.00. This amount includes rent arrears owing to May 30, 2026 and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
5. If the Tenant does not pay the Landlords 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 9, 2026
Date Issued

Shadiyah Stoute
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to May 30, 2026	\$13,000.00
Application Filing Fee	\$186.00
Less the amount of the interest on the last month's rent deposit	- \$36.79
Total amount owing to the Landlords	\$13,949.21