



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

File Number: LTB-L-027470-26

In the matter of: 306, 2519 LAKE SHORE BLVD W
ETOBICOKE ON M8V1E3

Between: BEACHES WEST DEVELOPMENT LTD Landlord

And

THOMAS YOUNG Tenant

BEACHES WEST DEVELOPMENT LTD (the 'Landlord') applied for an order to terminate the tenancy and evict THOMAS YOUNG (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 Agent, Michelle Lees, and the Tenant attended the hearing.

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

It is ordered on consent that:

1. The lawful rent is \$1,067.55. It is due on the 1st day of each month.
2. The Tenant has paid \$2,790.00 to the Landlord since the application was filed.
3. The Tenant shall pay to the Landlord \$1,594.80, on or before June 30, 2026. This amount includes rent arrears owing up to June 30, 2026, and the cost of the application.
4. 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.
5. If the Tenant does not pay the Landlord the full amount owing in paragraph 3, 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.

6. 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 12, 2026
Date Issued

Samantha Greaves
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.