



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

File Number: LTB-L-012812-26

In the matter of: Unit 2, 360 Osborne Street
BEAVERTON ON L0K1A0

Between: WL Investment Landlord

And

Scott Carlyle Tenant
Brent Carlyle

WL Investment (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Carlyle and Brent Carlyle (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, Howard Tavroges, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Landlord withdrew their L2 application.
2. The tenancy between the Landlord and the Tenant terminates on July 15, 2026.
3. If the unit is not vacated on or before July 15, 2026, then starting July 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 16, 2026.
5. The arrears to June 6, 2026 are \$7,686.00, inclusive of the filing fee. A new month of rent becomes due on June 7, 2026.
6. The Tenant does not owe the arrears to the Landlord so long as they vacate the rental unit on or before July 15, 2026. If the Tenant does not vacate the rental unit on or before July 15, 2026, then the Tenant must pay the Landlord \$7,686.00 on or before July 16, 2026.

7. If the Tenant does not pay the Landlord the full amount owing on or before July 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 17, 2026 at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

Allana McComb
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 16, 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.