



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

File Number: LTB-L-025627-26

In the matter of: 10, 1973 VICTORIA PARK AVE
SCARBOROUGH ON M1R0C9

Between: MOG OPUS84 Corp Landlord

And

Robert Babin Tenant

MOG OPUS84 Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Babin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 2, 2026. The landlord's agent Olena Rogol, the Landlord's legal representative Jahne Baboulas, the Tenant Robert Babin, and the Tenant's support person Madona Law (Tenant's friend) attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested and order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

The parties agreed that:

1. The Landlord 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,306.76. It is due on the 15th day of month.
4. The Tenant has paid \$2,300.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 14, 2026, are \$11,773.92.
6. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
7. The tenancy will terminate on September 15, 2026.

8. The landlord collected a rent deposit from the Tenant, and this deposit is still being held by the Landlord. The rent deposit will be applied to the last month of the tenancy, covering the rent from August 15, 2026, to September 15, 2026.
9. The Tenant shall pay the lawful rent for the months of June 2026, and July 2026.
10. 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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before September 15, 2026.
2. The Tenant shall pay the Landlord \$11,959.92. This amount includes rent arrears owing to June 14, 2026, and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay for the rental period of June 15, 2026, to July 14, 2026, in the following manner: \$1,500.00 to be paid on June 15, 2026, and \$806.76 to be paid on June 30, 2026.
4. The Tenant shall pay for the rental period of July 15, 2026, to August 14, 2026, in the following manner: \$1,500.00 to be paid on or before July 15, 2026, and \$806.76 to be paid on or before July 30, 2026.
5. If the Tenant fails to make rent payments in accordance with paragraph 3 and 4 above, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant prior to September 15, 2026, and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 14, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before September 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 16, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before September 15, 2026, then starting September 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 September 16, 2026.

June 18, 2026
Date Issued

Renesha Bridgewater
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 March 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Hearing Date	\$14,073.92
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,300.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay	\$11,959.92