



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

File Number: LTB-L-014785-26

In the matter of: 4, 396 PARLIAMENT ST
TORONTO ON M5A2Z7

Between: Good Shepherd Non-Profit Homes Inc. Landlord

And

Michael James Harris Tenant

Good Shepherd Non-Profit Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael James Harris (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 11, 2026. The Landlord's legal representative, Elizabeth Chea, the Landlord's agent, Eva Obi, the Tenant support person, Eva Madina 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 agreed that:

1. The current lawful rent is \$599.00. It is due on the 1st day of each month.

2. Based on the monthly rent, the daily rent/compensation is \$19.69. This amount is calculated as follows: \$599.00 x 12 months, divided by 365 days
3. The Landlord will allow the Tenant to transfer rental units from Unit 4 - 396 Parliament Street, Toronto to Unit 2 - 74 Melbourne Ave, Toronto as of June 30, 2026.
4. The Landlord will be assisting the Tenant with moving.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated for Unit 4 – Parliament Street, Toronto. The Tenant must vacate the rental unit on or before June 30, 2026.
2. The tenancy between the Landlord and the Tenant for Unit 2 - 74 Melbourne Ave, Toronto will begin as of June 30, 2026, and the current lease agreement will remain as is and unchanged with the exception of an amendment to the unit number and address.
3. If the Tenant does not vacate Unit 4 - 396 Parliament Street, Toronto 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.
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 1, 2026.
5. If Unit 4 - 396 Parliament Street, Toronto is not vacated on or before June 30, 2026, then the Tenant shall pay the Landlord compensation of \$19.69 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
6. This order resolves all issues from the Landlord's L2 application, and the issues noted on the N5 notice that was served to the Tenant, as the date of the order.

June 17, 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.

In accordance with section 81 of the *Residential Tenancies Act, 2006*, (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.