



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027089-26

In the matter of: 705, 15 VENA WAY
NORTH YORK ON M9M0G8

Between: Medallion Corporation Landlord

and

Oladapo Osunkeye Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Oladapo Osunkeye (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 8, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Johnnise Fenton.

The Landlord's Representative, Marija Jelic, and the Tenant 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.

It is agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,075.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$68.22. This amount is calculated as follows: \$2,075.00 x 12, divided by 365 days.
4. The Tenant has paid \$4,195.54 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$2,583.90.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The total arrears and costs owing to June 30, 2026, are \$2,769.90.

8. The Landlord collected a rent deposit of \$2,126.21 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$15.66 is owing to the Tenant for the period from February 1, 2026, to June 8, 2026.
10. The last month's rent deposit and interest will be deducted from the total rent arrears and costs.
11. 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 Landlord and the Tenant is terminated on June 30, 2026. The Tenant must move out of the 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 Landlord \$628.03. This amount includes rent arrears and the cost of filing the application owing to June 30, 2026. The rent deposit of \$2,126.61 and the interest the Landlord owes on the rent deposit of \$15.66 are deducted from the amount owing by the Tenant.
5. The Tenant shall also pay the Landlord compensation of \$68.22 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the rental unit.
6. If the Tenant does not pay to 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.

June 19, 2026
Date Issued

Johnnise Fenton
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

Amount the Tenant must pay if the tenancy is terminated

Rent Owing to June 30, 2026	\$6,779.44
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,195.54
Less the amount of the last month's rent deposit	- \$2,126.21
Less the amount of the interest on the last month's rent deposit	- \$15.66
Total amount owing to the Landlord	\$628.03
Plus, daily compensation owing for each day of occupation starting July 1, 2026	\$68.22 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	