



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

File Number: LTB-L-026001-26

In the matter of: 204, 1700 VICTORIA PARK AVE
NORTH YORK ON M1R1R3

Between: WINWOOD COURTS LIMITED Landlord

And

IAN BLACKWOOD Tenant

WINWOOD COURTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict IAN BLACKWOOD (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 8, 2026. The Landlord's legal representative, Sabrina Marchionne, and the Tenant Ian Blackwood 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 an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

Agreed Facts:

1. The Landlord served the Tenant with a valid 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 \$1,344.11. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.19. This amount is calculated as follows: \$1,344.11 x 12, divided by 365 days.
5. The Tenant has paid \$3,880.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$2,812.52.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,316.25 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 \$12.04 is owing to the Tenant for the period from January 1, 2026, to June 8, 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.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The tenant must move out of the rental unit on or before July 15, 2026.
2. The Tenant shall pay to the Landlord \$679.64. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$44.19 per day for the use of the unit starting June 9, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026, at 4.00% annually on the balance outstanding.
5. 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.
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 16, 2026.

June 22, 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 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Hearing Date	\$5,701.93
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,880.00
Less the amount of the last month's rent deposit	- \$1,316.25
Less the amount of the interest on the last month's rent deposit	- \$12.04
Total amount owing to the Landlord	\$679.64
Plus daily compensation owing for each day of occupation starting June 9, 2026	\$44.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	