



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

**File Number:** LTB-L-028601-26

**In the matter of:** D-7, 1475 King St. W.  
Toronto, ON M6K1J4

**Between:** 2686250 Ontario Inc. Landlord

**And**

Ryan MacDonald Tenant

2686250 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan MacDonald (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on June 11, 2026.

The Landlord's Legal Representative, Daniel Moak, and the Tenant attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

**Parties agreed that:**

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 N1 Notices of Rent Increase issued between 2018 and 2026 are valid.
4. The lawful rent is \$1,504.93. It is due on the 1st day of each month.
5. The Tenant has paid \$3,973.20 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$5,876.87.

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 \$1,300.00 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. The Landlord will waive all rent arrears to June 30, 2026.
10. The Tenant will pay the application fee on or before June 30, 2026.

**It is ordered on consent that:**

1. The Tenant shall pay \$186.00 to the Landlord for the cost of filing the application.
2. If the Tenant does not pay 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 15, 2026**  
**Date Issued**

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**Ken Audziss**  
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.