



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-036451-26 (L1)
& LTB-L-035936-26 (L2)

In the matter of: Basement, 147 HUNTINGFIELD ST
CONCORD ON L4K5S5

Between: Yvette Perlov Landlord

and

William (Bill) Wilkie Tenant

Yvette Perlov (the 'Landlord') applied for an order to terminate the tenancy and evict William (Bill) Wilkie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application) and because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 application).

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

The L1 application was scheduled to be heard by videoconference on June 29, 2026.

The L2 application was scheduled to be heard by videoconference on June 9, 2026.

On June 9, 2026, the Landlord's Legal Representative, Julia MacDonald, the Landlord, and the Tenant, engaged in private settlement discussions and reached an agreement and requested an order on consent to resolve all matters at issue in both applications.

I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,100.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$36.16. This amount is calculated as follows: \$1,100.00 x 12, divided by 365 days.
4. The rent arrears owing to June 30, 2026, are \$2,200.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The total arrears and costs owing to June 30, 2026, are \$2,286.00.
7. The Landlord collected a rent deposit of \$875.00 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.
8. Interest on the rent deposit has not been paid. The parties agreed that the deposit and any subsequent interest accrued will be applied to the last month of the tenancy; July 2026.
9. To meet the statutory requirement of the N12 notice, the Landlord is waiving one month of rent bringing the total outstanding to \$1,286.00.

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 31, 2026.
2. The Tenant shall pay to the Landlord \$1,286.00 on or before July 31, 2026, representing the arrears of rent owing up to that date and the Landlord's filing fee. The Tenant's rent deposit and interest owing on the rent deposit have been deducted from the arrears. One month of rent has also been deducted from the arrears to satisfy the Landlord's obligation to pay compensation.
3. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
5. The Tenant shall also pay the Landlord compensation of \$36.16 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.
7. The hearing for the Landlord's L1 application (LTB-L-036451-26) scheduled for June 29, 2026, is cancelled.

June 17, 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 February 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.