



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

File Number: LTB-L-028039-26

In the matter of: 802, 60 PARK AVE
GEORGETOWN ON L7G4Y9

Between: B.P.M. (Mill St.) DEVELOPMENTS LIMITED Landlord

And

Latoya Benjamin-Hector Tenants
Dwayne Hector

B.P.M. (Mill St.) DEVELOPMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Latoya Benjamin-Hector and Dwayne Hector (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on June 15, 2026. The following parties participated in the mediation: The Landlord's representative Faith McGregor, and the Tenants Latoya Benjamin-Hector and Dwayne Hector.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,690.56. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.46. This amount is calculated as follows: \$2,690.56 x 12, divided by 365 days.
5. The rent arrears owing to June 30, 2026 are \$13,485.66.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,154.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be applied to the balance of arrears.
8. Interest on the rent deposit, in the amount of \$52.09 is owing to the Tenants for the period from July 1, 2024 to June 30, 2026. Interest will also be applied to the balance of arrears.
9. This Order on Consent represents a final, non voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of June 30, 2026. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The Tenants shall pay to the Landlords **\$12,152.71** which represents the arrears of rent (\$13,172.80) plus costs (\$186.00) less the last month's rent deposit and interest owing on the deposit for the period ending June 30, 2026.
3. The Tenants shall pay the Landlords the full amount owing as set out in paragraph 2 on or before June 30, 2026.
4. If the unit is not vacated on or before June 30, 2026, the Tenants shall also pay the Landlords compensation of \$88.46 per day for the use of the unit starting July 1, 2026 until the date the Tenants move out of the unit.
5. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 2 and, if applicable, paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlords have the right to collect the balance outstanding under this Order.
6. If the unit is not vacated on or before The rent deposit will be applied to the balance of arrears., then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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.

June 19, 2026
Date Issued

Ryan Gacnik
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.