



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002092-26 and LTB-T-105454-25

In the matter of: 916, 52 Mabelle Avenue
Etobicoke ON M9A4X9

Between: Far Investments Inc Landlord

And

Devin Chance Purvis Tenant

Far Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Devin Chance Purvis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application).

Devin Chance Purvis (the 'Tenant') applied for an order determining that Far Investments Inc (the 'Landlord') harassed, coerced, obstructed, threatened or interfered with the Tenant (T2 application).

These applications were mediated by videoconference on June 15, 2026. As a result of the mediation, the T2 hearing scheduled for August 4, 2026 is cancelled.

The Landlord's Agents, Liz Rapanot, Oksana Tryshak and Iraga Alekserova, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenant vacated the rental unit on May 31, 2026.
2. The lawful monthly rent at the time the tenancy was terminated was \$1,667.42.
3. The total amount the Tenant owes to the Landlord is \$511.36 representing arrears of rent (\$325.36) and costs (\$186.00) up to May 31, 2026.

4. The Landlord's mailing address for payments is 206, 3089 Bathurst Street, Toronto ON, M6A2A4.
5. The Landlord and the Tenant waive their respective application filing fees.

On consent of the parties, it is ordered that:

1. The tenancy is terminated as of May 31, 2026, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. On or before June 30, 2026, the Tenant shall pay \$325.36 to the Landlord in full and final resolution of this application.
3. If the Tenant does not pay 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 22, 2026
Date Issued

Angela McLaughlin
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.