



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

File Number: LTB-L-024408-26

In the matter of: 402, 650 BRIAR HILL AVE.
TORONTO ON M5N1N3

Between: Briar Hill - Hillhurst Limited Landlord

And

Eli Eisenberg Tenant

Briar Hill - Hillhurst Limited (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Eli Eisenberg (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 11, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillaniqu Knight.

The Landlord's Representative, Sabrina Marchionne, the Landlord agent Glen Godfrey and the Tenant were present. The Tenant spoke with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 15, 2026.
2. The last month rent deposit shall be applied to the last month of the Tenancy.
3. The Tenant shall pay to the Landlord \$13,675.45 on or before July 15, 2026. This amount includes rent arrears owing up to June 30, 2026, and the cost of filing the application. The remainder of the rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
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 25, 2026

Date Issued

Dillanique Knight

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 Move Out Date	\$16,143.42
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,624.38
Less the amount of the interest on the last month's rent deposit	- \$29.59
Total amount owing to the Landlord	\$13,675.45