



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031276-26

In the matter of: 307, 1055 DON MILLS RD
NORTH YORK ON M3C1W9

Between: DON MILLS SENIORS APARTMENTS Landlord

And

MAUREEN TAYLOR Tenant

DON MILLS SENIORS APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict MAUREEN TAYLOR (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 22, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Sylwia McArthur, Landlord's Agent Chrissy Mitchell, the Tenant's Support Jennifer Steele, and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. A non-voidable termination of tenancy was negotiated in good faith.
2. The rent arrears owing to June 30, 2026, are \$78,296.28.
3. The rent arrears owing to the Landlord are more than the LTB's monetary jurisdiction. Under subsection 207(1) of the Residential Tenancies Act, 2006 (the 'Act') the LTB may order payment up to \$50,000.00. Proceeding with this application at the LTB extinguishes any rights the Landlord may have to claim the full amount owing at the LTB or a court. The Landlord was made aware of the LTB's monetary jurisdiction and waives claim to any arrears in excess of \$50,000.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered 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 the Landlord \$50,186.00 for arrears of rent up to June 30, 2026, and costs.
3. The Tenant shall pay the full amount owing to the Landlord on or before July 31, 2026.
4. 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 01, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. 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.
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 August 1, 2026.

June 24, 2026
Date Issued

Adam Rogers
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.