



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031239-26

In the matter of: 205, 4340 BATHURST ST
NORTH YORK ON M3H3R5

Between: SKPM Rents 9 Landlord

And

SABRINA LIVERPOOL Tenant
TRIVAN MITCHELL

SKPM Rents 9 (the 'Landlord') applied for an order to terminate the tenancy and evict SABRINA LIVERPOOL and TRIVAN MITCHELL (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 and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. A non-voidable termination of tenancy was negotiated in good faith.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The rent arrears owing to June 30, 2026, are \$4,725.80.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,929.71 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.
6. Interest owed to the Tenant on the last month rent deposit from January 01, 2026, to June 22, 2026, is \$19.21.

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 June 30, 2026.
2. The Tenant shall pay the Landlord \$2,962.88 for arrears of rent up to June 30, 2026, and costs, less the last month rent deposit and due interest.
3. The Tenant shall pay the Landlord the full amount owed on or before June 30, 2026.
4. If the Tenant does not pay the Landlord 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 01, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. If the unit is not vacated on or before June 30, 2026, then starting July 01, 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 01, 2026.

June 26, 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 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.