



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

File Number: LTB-L-031201-26

In the matter of: 1908-200 Exbury Rd.
North York, ON M3M1A7

Between: 1212763 Ontario Ltd. Landlord

And

Elverita Gardner Tenant

1212763 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Elverita Gardner (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on June 24, 2026.

The Landlord's Representative, Sara Ginman, the Tenant, the Tenant's support, Chantal Gardner and the Tenant's Representative, Sherina Gardner, attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,433.30. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.12. This amount is calculated as follows: \$1,433.30 x 12, divided by 365 days.
5. The Tenant has paid \$4,733.23 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$(0.03).

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,298.49 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.
9. At the hearing, parties agreed that the Tenant would pay the outstanding filing fee on or before June 30, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$185.97, for the cost of filing the application.
2. 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 1, 2026, at 4.00% annually on the balance outstanding.

June 29, 2026
Date Issued

Ken Audziss
Member, 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.