



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-035630-26-SA

**In the matter of:** 805, 433 JARVIS ST  
TORONTO ON M4Y2G9

**Between:** 668308 Ontario Limited Landlord

**And**

EVYN WILLIAM Chambers Tenant  
WILLIAM RYCKMAN

668308 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict EVYN WILLIAM Chambers and WILLIAM RYCKMAN (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 12, 2026 with respect to application LTB-L-105991-25-SA.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings

An Exparte Order was issued on April 27, 2026. On May 6, 2026, the Tenant applied to set aside the Order.

The application was scheduled to be heard by video conference on June 22, 2026. The Landlord was represented by Elizaveta Povargo and the Tenant, Evyn Chambers was present, with his support person Yi Huang. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**The Parties agreed:**

- a. The motion to set aside Order LTB-L-035630-26, issued on April 27, 2026, is granted.
- b. Order LTB-L-035630-26, issued on April 27, 2026, is set aside and cannot be enforced.
- c. The previous Order LTB-L-105991-25-SA, issued on March 12, 2026, is cancelled and replaced with this Consent Order, LTB-L-035630-26-SA.
- d. The lawful rent is \$1,335.22. The rent is due on the 1st day of each month.

- e. Based on the Monthly rent, the daily rent/compensation is \$43.90. This amount is calculated as follows:  $\$1,335.22 \times 12$ , divided by 365 days.
- f. The rent arrears owing by the Tenant up to and including June 30, 2026, including the application filing fee are \$1,747.81.
- g. The Landlord collected a rent deposit of \$1,200.00 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.

**It is ordered on consent that:**

- 1. The motion to set aside Order LTB-L-035630-26, issued on April 27, 2026, is granted.
- 2. Order LTB-L-035630-26, issued on April 27, 2026, is set aside and cannot be enforced, and replaced with the following:
- 3. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
- 4. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - 1. \$1,747.81, if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

- 2. \$3,083.03 if the payment is made on or before July 22, 2026. See Schedule 1 for the calculation of the amount owing.
- 5. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after July 22, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
- 6. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 22, 2026.**
- 7. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$44.85. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
- 8. The Tenant shall also pay the Landlord compensation of \$43.90 per day for the use of the unit starting June 23, 2026, until the date the Tenant moves out of the unit.
- 9. If the unit is not vacated on or before July 22, 2026, then starting July 23, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

10. 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 23, 2026.

**June 26, 2026**  
**Date Issued**

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Helen Giannini  
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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026**

|                                                          |                   |
|----------------------------------------------------------|-------------------|
| Rent Owing To June 30, 2026 (including any fees)         | \$1,747.81        |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$1,747.81</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 22, 2026**

|                                                          |                   |
|----------------------------------------------------------|-------------------|
| Rent Owing To July 22, 2026 (including any fees)         | \$3,083.03        |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$3,003.03</b> |

**C. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$1,378.39           |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$1,200.00         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$133.54           |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$44.85</b>       |
| Plus daily compensation owing for each day of occupation starting June 23, 2026                                     | \$43.90<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |