



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

File Number: LTB-L-018992-26

In the matter of: 302, 3 SWIFT DR
NORTH YORK ON M4A2A3

Between: 2724471 Ontario Inc Landlord

And

Gary MILLER Tenant
Ethius Joseph

2724471 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Gary MILLER and Ethius Joseph (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026.

The Landlord's Legal Representative Daniel Coulson and the Tenant, Gary Miller, attended the hearing.

Gary Miller advised that he has consent to act on behalf of both Tenants, and I was satisfied he was acting on behalf of both Tenants.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,773.96 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Payment of \$1,773.96 on or before May 19, 2026.
3. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the Act for an order terminating the tenancy and

evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 29, 2026
Date Issued

Samantha Greaves
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.