



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

File Number: LTB-L-036821-26

In the matter of: 207, 353 GARDNER ST
VANIER ON K1L0B7

Between: 353-357 Gardner Street Inc Landlord

and

Raffaele Esposito Tenant

353-357 Gardner Street Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Raffaele Esposito (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 29, 2026. Instead, the Tenant and the Landlord's Agent Amber Peralty participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,775.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$58.36. This amount is calculated as follows: $\$1,775.00 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$8,875.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$10,836.00 if the payment is made on or before July 10, 2026. See Schedule 1 for the calculation of the amount owing.
3. 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 10, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **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 10, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,978.44. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$58.36 per day for the use of the unit starting June 30, 2026, until the date the Tenant moves out of the unit.
7. If the unit is not vacated on or before July 10, 2026, then starting July 11, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 11, 2026.
9. For the outstanding arrears of rent the Tenant shall pay to the Landlord \$150.00 per month on or before the first day of each month, beginning July 1, 2026, up to and including June 1, 2031, and a final payment of \$61.00 on or before July 1, 2031.
10. If the Tenant fails to make any of the payments, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.

June 29, 2026
Date Issued

Lindsay Phomin
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 11, 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.

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 July 10, 2026

Rent Owing To July 31, 2026	\$10,650.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,836.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,792.44
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,978.44
Plus daily compensation owing for each day of occupation starting June 30, 2026	\$58.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	