



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-068778-25

In the matter of: 601, 327 DIXON RD
ETOBICOKE ON M9R1S4

Between: D. Raschilla Investments Inc. Landlord

And

Massanji Carlos Miguel Tenant

D. Raschilla Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Massanji Carlos Miguel (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

D. Raschilla Investments Inc. (the 'Landlord') applied for an order requiring Massanji Carlos Miguel (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Mediation was held on December 8, 2025. The following parties participated in the mediation: The Landlord's representative, Leo Corsetti, Landlord's agent, Josh Miller and the Tenant, Massanji Carlos Miguel.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of March 31, 2026.

2. The current monthly rent is \$ 1803.80 It is due on the 1st day of each month.
3. Based on the monthly rent, the daily compensation is \$59.30. This amount is calculated as follows: $\$1,803.80 \times 12$, divided by 365 days.
4. The Landlord collected a rent deposit of \$1,675.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$144.15 is owing to the Tenant for the period from February 1, 2022 to December 31, 2025.
5. The Landlord has incurred reasonable out-of-pocket expenses in the amount of \$2,800.00 to repair undue damage caused by the Tenant or their occupant or guest, and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Tenant shall pay to the Landlord \$2800.00, which represents compensation for damages up to the hearing date.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order as follows:
 - \$1000.00 on or before January 20, 2026.
 - \$1000.00 on or before February 20, 2026.
 - \$800.00 on or before March 20, 2026.
4. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 April 1, 2026.
6. The Tenant shall also pay the Landlord compensation of \$59.30 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.

January 7, 2026
Date Issued

Rolland Roopchand
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 of the Tenant expires on October 1, 2026 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.