



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

File Number: LTB-L-092969-25

In the matter of: 1002, 6 SONIC WAY
TORONTO ON M3C0P1

Between: JEFFERY FOURNIER Landlord
GINA REBANCOS

And

MIATUDILA MUBALUTILA Tenant
TANYA BOKONGO

JEFFERY FOURNIER and GINA REBANCOS (the 'Landlord') applied for an order to terminate the tenancy and evict MIATUDILA MUBALUTILA and TANYA BOKONGO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on December 22, 2025 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Andrew McMaster, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It was agreed by the parties that:

- A. The Tenant was in possession of the rental unit on the date the application was filed.
- B. The Tenant vacated the rental unit on November 6, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
- C. The lawful rent is \$2,363.90. It was due on the 1st day of each month.
- D. The rent arrears owing to November 6, 2025 are \$19,067.42.
- E. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- F. The Landlord collected a rent deposit of \$2,250.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
- G. Interest on the rent deposit, in the amount of \$10.33 is owing to the Tenant for the period from September 1, 2025 to November 6, 2025.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated as of November 6, 2025, the date the Tenant moved out of the rental unit.
- 2. The Tenant shall pay to the Landlord \$16,993.09. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
- 3. If the Tenant does not pay the Landlord the full amount owing on or before January 8, 2026, the Tenant will start to owe interest starting January 9, 2026. This will be simple interest calculated from January 9, 2026 at 4.00% annually on the balance outstanding.

January 9, 2026

Date Issued

Monica Dairo

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 as the tenancy is terminated

Rent Owing To Move Out Date	\$19,067.42
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,250.00
Less the amount of the interest on the last month's rent deposit	- \$10.33
Total amount owing to the Landlord	\$16,993.09