



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

File Number: LTB-L-086774-25

In the matter of: 10220 PINE VALLEY DR
WOODBIDGE ON L3L0A3

Between: 1000952336 ONTARIO INC.

Landlord

And

BRIGIDA MANIACI
GIOVANNI MANIACI

Tenants

1000952336 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict BRIGIDA MANIACI and GIOVANNI MANIACI (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on December 22, 2025. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Prabh Mand, and the Tenants, Brigida Maniaci, and Giovanni Maniaci, participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,500.00 effective January 1, 2026. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: $\$2,500.00 \times 12$, divided by 365 days.
4. After the application was filed, the Tenants received a credit of \$54,000 towards the arrears.
5. As a result, the Tenants do not owe any rent arrears for the period ending on December 31, 2025.

6. The Landlord waived the incurred costs of \$186.00 for filing the application.
7. There is no last month's rent deposit.
8. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 May 1, 2026.
4. The Tenants shall pay the Landlord compensation of \$82.19 per day for compensation for the use of the unit starting January 1, 2026, until the date the Tenants moves out of the unit.
5. If the Tenants do not make the required payment in accordance with paragraph 4 of this order the Tenants will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Rachael Kukoyi
Hearings Officer, Landlord and Tenants 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 November 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.