



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084923-25

In the matter of: 100 EMERALD COAST TRAIL
BRAMPTON ON L7A5A7

Between: Ewalina Jeyanesan Landlord

And

Olayinka Akinyode Tenants
Gillian Akinyode
Kemi Akinyode

Ewalina Jeyanesan (the 'Landlord') applied for an order to terminate the tenancy and evict Olayinka Akinyode, Gillian Akinyode and Kemi Akinyode (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing on December 22, 2025, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Ewalina Jeyanesan and the Tenant Olayinka Akinyode and Gillian Akinyode, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed:

1. The Tenant listed as 'Kayin Akinyode' is a minor and will be removed from the application and the order.
2. The total arrears of rent owing up to December 31, 2025, including the application filing fee are \$6,786.04.
3. The parties agreed to terminate the Tenancy on a non-voidable basis and subject to standard enforcement provisions.
4. The current monthly rent is \$3,000.00 and is payable on the 1st day of the month. Daily rent is \$98.63 which is calculated as follows: \$3,000.00 x 12 months /365 days.

5. The Landlord is holding a rent deposit in the amount of \$4,000.00 which was collected on May 2, 2025, and to date no interest has been applied. The interest accrued for the period of May 2, 2025, through to December 22, 2025, is \$64.38 making the total deposit \$4,064.38.
6. The Landlord understands and acknowledges that the balance of the rent deposit and interest that accrued which remains after the Tenants vacate the rental unit must be refunded or credited to other amounts payable by the Tenants at the time they vacate.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 31, 2026.
2. If the rental 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.
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 April 1, 2026.
4. The Landlord owes the Tenants \$4,064.38 which represents the rent deposit being held by the Landlord and the interest owing on the rent deposit to the date of the hearing.
5. If the Tenants vacate the rental unit on or before February 28, 2026, the Landlord will owe the Tenant \$4,064.38 plus the interest accrued on the rent deposit from the hearing date to the date the Tenant vacates the rental unit.
6. If the Tenants vacate the rental unit on or after March 1, 2026, the Landlord will owe the Tenants \$4,069.73 for the last month rent deposit and the interest owing on the rent deposit to February 28, 2026 and the Landlord may deduct \$98.63 per day from this amount for each day the Tenants occupy the rental unit starting on March 1, 2026, and continuing each day until the Tenants vacate the rental unit.
7. The Tenants shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, **January 1, 2026**, through to and including **February 1, 2026**, or until the Tenants vacate the unit.
8. The Tenants shall also pay to the Landlord \$6,786.04 representing the arrears of rent owing up to December 31, 2025, and costs.
9. The Tenants shall pay to the Landlord the amount in paragraph 8 in accordance with the following schedule:
 - a) \$500.00 payable on or before January 15, 2026.
 - b) \$500.00 payable on or before February 15, 2026
 - c) \$500.00 payable on or before March 15, 2026
 - d) \$500.00 payable on or before April 15, 2026
 - e) \$500.00 payable on or before May 15, 2026
 - f) \$500.00 payable on or before June 15, 2026
 - g) \$500.00 payable on or before July 15, 2026
 - h) \$500.00 payable on or before August 15, 2026

- i) \$500.00 payable on or before September 15, 2026
 - j) \$500.00 payable on or before October 15, 2026
 - k) \$500.00 payable on or before November 15, 2026
 - l) \$500.00 payable on or before December 15, 2026
 - m) \$500.00 payable on or before January 15, 2027
 - n) \$286.04 payable on or before February 15, 2027
10. If the Tenant fails to make any one of the payments in accordance with paragraphs 7, 8 a) or b) of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 8 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 Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **December 31, 2025**. This may result in the Board issuing an order that terminates the Tenancy before March 31, 2026.
11. If the Tenant fails to make any one of the payments in accordance with paragraph 7 c) to n) of this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 8 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

January 6, 2026
Date Issued

Diego Fernandez-Stoll
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.