



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

File Number: LTB-L-081082-25

In the matter of: 1216, 1060 CAVEN ST
MISSISSAUGA ON L5G4J5

Between: Forestown Developments Ltd Landlord

And

Marla Johnson Tenants
Michaelius Phipps

Forestown Developments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Marla Johnson and Michaelius Phipps (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on December 15, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Emily Barbati, and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,702.43. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.97. This amount is calculated as follows: \$1,702.43 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to December 31, 2025 are \$8,344.95.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,475.00 from the Tenants and this deposit is still being held by the Landlord.
9. Interest on the rent deposit, in the amount of \$233.88 is owing to the Tenants for the period from June 1, 2017 to December 15, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must vacate the rental unit on or before December 31, 2025.
2. The Tenants shall pay to the Landlord \$4,674.85 for arrears of rent to December 31, 2025 (\$6,197.73), and costs (\$186) minus the rent deposit (\$1,475.00) and interest owing on the rent deposit (\$233.88).
3. The Tenants shall also pay the Landlord compensation of \$55.97 per day for the use of the unit starting January 1, 2026 until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before December 31, 2025, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before December 31, 2025, then starting January 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 January 1, 2026.

January 12, 2026
Date Issued

Christine Leitch
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 July 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.