



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

File Number: LTB-L-088232-25

In the matter of: 904-B, 200 OLD CARRIAGE DR
KITCHENER ON N2P0C7

Between: CLC 200 OLD CARRIAGE Landlord

And

Marlon Barqueros Tenant

CLC 200 OLD CARRIAGE (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Marlon Barqueros (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 8, 2026. Sara Murtadha, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented. The Tenant's daughter, Marielle Barqueros, was present and interpreted between English and Waray.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the agreement of the parties to terminate the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The current lawful monthly rent is \$800.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12 months, divided by 365 days.
4. The Tenant has paid \$2,577.50 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$2,022.50.
6. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application costs.

7. The Landlord collected a rent deposit of \$800.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$13.26 is owing to the Tenant for the period from March 27, 2025 to January 8, 2026.
9. Because the tenancy is terminated, the net amount owing by the Tenant to the Landlord is calculated up to the date of the hearing. The amount includes arrears of rent owing up to the date of the hearing, plus the \$186.00 application filing fee, less the last month rent deposit and less the interest owing on the deposit.
10. The Tenant is also responsible to pay the Landlord the per diem compensation starting January 9, 2026 until the date the Tenant vacates the unit.
11. The Tenant shall pay the full amount of arrears owing and per diem compensation to the Landlord on or before January 31, 2026. If the Tenant does not pay the amount in full and on time then simple interest will start to accrue March 1, 2026 until the balance has been paid in full.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before February 1, 2026.
2. The Tenant shall pay to the Landlord \$805.64. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$26.30 per day for the use of the unit starting January 9, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before February 1, 2026, then starting February 2, 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 February 2, 2026.

January 12, 2026
Date Issued

Joanne Lolato
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 August 2, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$4,010.40
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,577.50
Less the amount of the last month's rent deposit	- \$800.00
Less the amount of the interest on the last month's rent deposit	- \$13.26
Total amount owing to the Landlord	\$805.64
Plus daily compensation owing for each day of occupation starting January 9, 2026	\$26.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	