



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

File Number: LTB-L-086454-25

In the matter of: Unit B, 558 REAUME RD
LASALLE ON N9J1B4

Between: 2793608 Ontario Inc. c/o Shibu George Landlord

And

Rachael Victoria Goodchild Tenant

2793608 Ontario Inc. c/o Shibu George (the 'Landlord') applied for an order to terminate the tenancy and evict Rachael Victoria Goodchild (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026.

The Landlord's legal representative Kira Passell, the Landlord's agent Shibu George, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties present at the hearing understood the consequences of agreeing to consent to the order below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 25, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlord \$5,768.07. This represents the rent owed by the Tenant to the end of the tenancy (\$7,767.25), less the amount of the last month's rent deposit (\$1,850.00) and the interest the Landlord owes to the Tenant as interest on the last month's rent deposit (\$149.18).
4. The Tenant shall also pay the Landlord compensation of \$62.34 per day for the use of the unit starting January 26, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before January 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.

6. If the unit is not vacated on or before January 25, 2026, then starting January 26, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 26, 2026.

January 13, 2026
Date Issued

Jeremy Henderson
Member, 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 July 26, 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.