



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097438-25

In the matter of: 105, 357 MCARTHUR AVE
Ottawa ON K1L6N5

Between: 2165729 Ontario Inc Landlord

And

Temitope Joy Olawoyin Tenant

2165729 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Temitope Joy Olawoyin (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 13, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne. The Landlord's Representative Daniel Moak, the Tenant Temitope Joy Olawoyin were present. The Tenant didn't speak with Tenant Duty Counsel.

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

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,444.80. It is due on the first day of each month.
4. The rent arrears owing to January 31, 2026 are \$5,064.40.
5. Based on the Monthly rent, the daily rent/compensation is \$47.50. This amount is calculated as follows: \$1,444.80 x 12, divided by 365 days.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,400.00 from the Tenant and this deposit is still being held by the Landlord since June 1, 2024. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. This amount will be deducted from the amount of the arrears.
8. Interest on the last month rent deposit, in the amount of \$58.39 is owing to the Tenant for the period from June 1, 2024 to January 31, 2026. This amount will be deducted from the amount of the arrears.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated on January 31, 2026. The Tenant must move out of the rental unit on or before January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 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 February 1, 2026.
4. On or before March 31, 2026, the Tenant shall pay to the Landlord \$3,606.01 which represents arrears of rent for the period ending January 31, 2026 plus the application fee (\$5,064.40), less last month deposit (\$1,400.00) and less the interest on the rent deposit (\$58.39).
5. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
6. The Tenant shall also pay the Landlord compensation of \$47.50 per day for the use of the unit starting February 1, 2026 until the date the Tenant moves out of the unit.

January 22, 2026

Date Issued

Monique Browne

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 3, 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.