



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-087222-25

In the matter of: 3608, 1 PALACE PIER CRT
ETOBICOKE ON M8V3W9

Between: Maria Gaspar Landlord

And

Doriane Merveille Tenant

Maria Gaspar (the 'Landlord') applied for an order requiring Doriane Merveille (the 'Tenant') to pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 12, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Maria Gaspar, the Landlord's Representative, A. S. Kassam, the Tenant, Doriane Merveille, and the Tenant's Representative, Bikram Singh Bal participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agrees That:

1. The Tenant vacated the rental unit on November 30, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$4,300.00. It is due on the 1st day of each month.
3. The rent arrears and daily compensation owing to November 30, 2025, are \$8,600.00.
4. The Landlord collected a rent deposit of \$4,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$94.20 is owing to the Tenant for the period from January 15, 2025, to November 30, 2025.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the Total amount the Tenant owes the Landlord is \$4,391.80

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,391.80. This amount includes rent arrears owing up to November 30, 2025, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 20, 2026, at 4.00% annually on the balance outstanding.

January 19, 2026

Date Issued

Rachael Kukoyi

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.