



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

File Number: LTB-L-087663-25

In the matter of: 1212, 44 LILLIAN ST
TORONTO ON M4S0B7

Between: SHIPLAKE PROPERTIES LTD. Landlord

And

LUCAS CICCOTTI DE FIGUEIREDO Tenant
RAFAELA PEREIRA BRANDI

SHIPLAKE PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict LUCAS CICCOTTI DE FIGUEIREDO and RAFAELA PEREIRA BRANDI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

Daniel Calixto Da Silva is removed from the application as he is not a Tenant in possession of the rental unit.

Jason Paine appeared as the Landlord's legal representative. The Tenants attended the hearing and were self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective 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. The Tenants shall pay to the Landlord \$7,157.90. This represents \$9,487.37 in rent arrears to January 31, 2026 less the \$2,315.00 rent deposit and \$14.47 in interest owing on that deposit.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 on or before January 31, 2026.

6. If the Tenants do not pay the Landlord the full amount owing on or before January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Andrew Rowell

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.