



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

File Number: LTB-L-103727-25

In the matter of: 33 FAIR AVE
LINDSAY ON K9V3P2

Between: CARLOS SILVA Landlord

And

KATHERINE BUTLER Tenant

CARLOS SILVA (the 'Landlord') applied for an order to terminate the tenancy and evict KATHERINE BUTLER (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 February 18, 2026. Prior to the hearing date, the parties elected to engage in mediation via Online Dispute Resolution (ODR) on January 13, 2026. As a result of this order, the hearing is cancelled.

The Landlord, the Landlord's legal representative, Roz Bianchi and the Tenant attended the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of January 13, 2026, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,850.00. It is due on the 1st day of each month. The Landlord agrees that the Tenant will pay \$2,000.00 towards the monthly rent due from February 1, 2026, till the date the Tenant vacates the rental unit.
3. Based on the Monthly rent, the daily rent/compensation is \$93.70. This amount is calculated as follows: \$2,850.00 x 12 months, divided by 365 days.
4. The Tenant has paid \$9,200.00 to the Landlord since the application was filed, including the monthly rent for December 2025 and January 2026.
5. The rent arrears owing to January 31, 2026, are \$4,375.00.
6. The Landlord waives \$186.00 being the costs of filing this application.

7. There is no last month's rent deposit.
8. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void this order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenant shall pay to the Landlord \$4,375.00 representing the arrears of rent owing for the period ending on January 31, 2026, in accordance with the following schedule:
 - \$500.00 on or before the 15th day of each month in 8 equal payments commencing January 15, 2026, up to and including August 15, 2026.
 - \$375.00 on or before September 15, 2026.
5. The Tenant shall also pay the Landlord compensation of \$93.70 per day for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant fails to comply with paragraphs 4 & 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant earlier than the agreed upon June 30, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 22, 2026
Date Issued

Oluwatobi Abobarin
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 January 1, 2027, 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.