



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087960-25

In the matter of: 251 MANITOBA ST
ETOBICOKE ON M8Y0C7

Between: jasbir kaur aujla Landlord

And

Donisha Young Tenant

jasbir kaur aujla (the 'Landlord') applied for an order to terminate the tenancy and evict Donisha Young (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 22, 2026. The following parties participated in the mediation: the Landlord, jasbir kaur aujla, and the Tenant, Donisha Young

The parties consented to the following order. I was satisfied that the parties understood 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 \$2,300.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
5. The rent arrears owing to January 31, 2026 are \$11,500.00.
6. The Landlord incurred costs of \$186.00 for filing the application and has agreed to waive these costs.
7. There is no rent deposit.
8. The Landlord agrees to waive rent for the month of February, 2026.
9. This Order on Consent represents a final, non-voidable termination of this tenancy.

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 February 14, 2026.
2. If the unit is not vacated on or before February 14, 2026, the Tenant shall pay the Landlord compensation of \$75.62 per day for the use of the unit starting February 15, 2026, until the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before February 14, 2026, then starting February 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 March 1, 2024.
5. The Tenant shall pay to the Landlord **\$11,500.00** which represents the arrears of rent for the period ending January 31, 2026.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - \$1000.00 on or before January 22, 2026;
 - \$1,700.00 on or before the 22nd day of each month during the period of February 22, 2026 to June 22, 2026; and
 - \$2000.00 on or before July 22, 2026.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
8. This Order on Consent is in full and final settlement of this application.

January 30, 2026
Date Issued

Ryan Gacnik
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 15, 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.