



January 26, 2026

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

File Number: LTB-L-085569-25

In the matter of: D, 539 TEAKWOOD DR
WATERLOO ON N2L4L5

Between: ENOCH LARBI Landlord
HILDA LARBI

And

VICTORIA PHUNG Tenant

ENOCH LARBI and HILDA LARBI (the 'Landlord') applied for an order to terminate the tenancy and evict VICTORIA PHUNG (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026.

The Landlords Legal Representative Berkan Altun and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The rent arrears owing by the Tenant to the Landlord up to January 31, 2026, are \$16,220.00.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The Landlord collected a rent deposit of \$2,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
4. The Tenant agrees to pay to the Landlord \$220.00 on or before January 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 2, 2026.
2. The Tenant shall pay to the Landlord \$14,106.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$75.62 per day for the use of the unit starting February 3, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 3, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before February 2, 2026, then starting February 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 3, 2026.

January 26, 2026

Date Issued

Jennifer Buckminster

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$16,220.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,300.00
Total amount owing to the Landlord	\$14,106.00
Plus, daily compensation owing for each day of occupation starting February 3, 2026	\$75.62 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	