



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

File Number: LTB-L-092508-25

In the matter of: 1110, 181 MILL ST
TORONTO ON M5A1C8

Between: WDL 8 LP, c/o Tricon Residential Landlord

And

Emma De Rose Tenant

WDL 8 LP, c/o Tricon Residential (the 'Landlord') applied for an order to terminate the tenancy and evict Emma De Rose (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord's Agent Anna Savchuk and the Landlord's Legal Representative Faith McGregor and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and Tenant is terminated effective January 31, 2026. The Tenant must move out of the rental unit on or before 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. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$2,593.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$85.25. This amount is calculated as follows: \$2,593.00 x 12, divided by 365 days.
7. The Tenant has paid \$7,779.00 to the Landlord since the application was filed.

8. The rent arrears owing to January 31, 2026 are \$2,593.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,593.00 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.
11. Interest on the rent deposit, in the amount of \$3.28 is owing to the Tenant for the period from January 1, 2026 to January 22, 2026.
12. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$534.78. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$85.25 per day for compensation for the use of the unit starting January 23, 2026 until the date the Tenant moves out of the unit.
13. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

January 29, 2026
Date Issued

Reid Jackson
Member, 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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay because the tenancy is terminated

Rent Owing To Hearing Date	\$9,654.50
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,779.00
Less the amount of the last month's rent deposit	- \$2,593.00
Less the amount of the interest on the last month's rent deposit	- \$3.28
Total amount owing to the Landlord	\$(534.78)
Plus daily compensation owing for each day of occupation starting January 23, 2026	\$85.25 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	