



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-095344-25
LTB-T-071660-25

In the matter of: Lower, 10 GOWER ST
LONDON ON N6H2E6

Between: Exclusive Rentals Landlord

And

Maiya Symonette Tenants
Evana Muchiri

Exclusive Rentals (the 'Landlord') applied for an order requiring Maiya Symonette and Evana Muchiri (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on January 21, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent, Dena Fortin, the Tenants and the Tenants' legal representative, Maiya Symonette participated in mediation. The parties agreed to bring forward T6 Application File Number: LTB-T-071660-25 originally scheduled for March 3, 2026. As a result of this order, the hearing scheduled for March 3, 2026, is cancelled.

The parties agreed to resolve all matters raised in both applications and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Tenants vacated the rental unit on January 21, 2026.
2. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026, are \$7,200.00.
4. The Landlord agrees to waive costs of \$186.00 for filing the application.

5. The Landlord collected a rent deposit of \$1,800.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$28.58 is owing to the Tenant for the period from May 1, 2025, to January 31, 2026. The parties agree that the interest owing will be applied to the arrears of rent.
7. The Landlord agrees to waive \$5,371.42 being the balance of rent arrears owing by the Tenants after the application of the rent deposit and the interest owing on the rent deposit.
8. The Tenants requested that the T6 application be withdrawn, and the Landlord has no objections to the withdrawal.

It is ordered on consent that:

1. All remaining rent arrears owing by the Tenants related to this tenancy are waived.
2. Application LTB-T-071660-25 is withdrawn.
3. Application LTB-T-071660-25 having been withdrawn; the LTB's file is closed.
4. This order settles all claims advanced by the Landlord and/or the Tenants against one another in relation to this tenancy up to the date of this order.

January 30, 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.