



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098249-25

In the matter of: 1103, 40 LAGERFELD DR
BRAMPTON ON L7A5L5

Between: Daniels Gateway Rental Communities Landlord

And

Felicia Nash Tenant
Carol Nash

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Daniels Gateway Rental Communities (the 'Landlord') applied for an order to terminate the tenancy and evict Felicia Nash and Carol Nash (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing on January 22, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Leo Corsetti, was present accompanied by the Landlord's Agent, Genevieve Chessie and the Tenant, Felicia Nash, who appeared on behalf of both Tenants.

As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The tenancy between the Landlord and the Tenant is terminated and Tenant will be moving out on or before February 28, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.

3. The Landlord collected a rent deposit of \$2,691.30 from the Tenant and this deposit will be applied to the month of February 2026.
4. The L1 application has been amended to confirm that interest on the rent deposit has been paid to the Tenant up to and including February 28, 2025.
5. The lawful rent is \$2,691.30. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$88.48. This amount is calculated as follows: $\$2,691.30 \times 12$, divided by 365 days.
7. The rent arrears owing to January 31, 2026, including the \$186 filing fee and after deducting the interest accrued on the last month's rent deposit from March 1, 2025, to January 31, 2026, are \$14,457.81

On consent of the parties, it is ordered 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 28, 2026.
2. ***The Tenant shall pay to the Landlord \$14,457.81.***
3. The Tenant shall pay the amount in paragraph 2 as follows:
 - \$2,500 on or before January 26, 2026
 - \$11,957.81 on or before February 28, 2026
4. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.
5. If the Tenant doesn't move out on or before February 28, 2026, The Tenant shall also pay the Landlord compensation of \$88.48 per day for the use of the unit starting March 1, 2026, to the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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, 2026.

January 30, 2026
Date Issued

Felicia Puscalau
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 of the Tenant expires on September 1, 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.