



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

File Number: LTB-L-092324-25

In the matter of: 325, 7280 DARCEL AVE
MISSISSAUGA ON L4T3T7

Between: IMH POOL XX LP Landlord

And

Nateka Pitter Tenant
Mandie Pamphile

IMH POOL XX LP (the 'Landlord') applied for an order to terminate the tenancy and evict Nateka Pitter and Mandie Pamphile (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 26, 2026.

The Landlord's Legal Representative, Christine Daniel, and the second named Tenant attended the hearing. The second named Tenant advised she would be speaking on behalf of both parties.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The parties agree that the total amount of rent arrears owing are \$8,804.47 up to January 31, 2026, which includes the application filing fee.
2. The parties agree that the Tenant shall pay the total amount of rent arrears owing on or before February 2, 2026. Should the Tenant fail to pay the total amount of rent arrears owing by that date, the Tenancy will terminate and the Tenant must vacate the rental unit on or before February 13, 2026.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$8,804.47 which represents rent arrears up to January 31, 2026, as well as the application filing fee, on or before February 2, 2026.

2. 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.
3. Should the Tenant not pay the amount as per paragraph 1 of this order, the tenancy shall terminate on February 13, 2026. If the unit is not vacated on or before February 13, 2026, then starting February 14, 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 February 13, 2026.

January 27, 2026
Date Issued

Paula West Oreskovich
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 14, 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 to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$11,516.47
Application Filing Fee	\$186.00
NSF Charges	\$125.00
Total the Tenant must pay to continue the tenancy	\$11,827.47

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 2, 2026

Rent Owing To February 28, 2026	\$14,276.96
Application Filing Fee	\$186.00
NSF Charges	\$125.00
Total the Tenant must pay to continue the tenancy	\$14,587.96

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$11,115.74
Application Filing Fee	\$186.00
NSF Charges	\$125.00
Less the amount of the last month's rent deposit	- \$2,693.17
Less the amount of the interest on the last month's rent deposit	- \$109.32
Total amount owing to the Landlord	\$8,624.25
Plus daily compensation owing for each day of occupation starting January 27, 2026	\$90.76 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

