



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

File Number: LTB-L-091017-25

In the matter of: A, 132 CARILLON ST
VANIER ON K1L5Y3

Between: 12919664 CANADA INC Landlord

And

Thu Thu Thitsar Tenant

The application is amended to remove Daniel Gonzalez as a party to the matter.

12919664 CANADA INC (the 'Landlord') applied for an order to terminate the tenancy and evict Thu Thu Thitsar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 21, 2026.

The Landlord's Representative, Grace George, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on January 3, 2026 and the rent arrears owing are calculated up to that date.

4. The lawful rent is \$3,069.88. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$35,419.16.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,995.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$118.13 is owing to the Tenant for the period from April 28, 2024 and is applied to the arrears of rent because the tenancy terminated.
10. The Tenant will pay to the Landlord the full amount of rent arrears owing of \$29,724.94 by way of a payment plan, as follows:
 - i) \$8,901.29 by June 1, 2026;
 - ii) \$3,337.00 by September 1, 2026;
 - iii) \$3,337.00 by December 1, 2026;
 - iv) \$3,337.00 by January 1, 2027;
 - v) \$3,337.00 by June 1, 2027;
 - vi) \$3,337.00 by December 1, 2027;
 - vii) \$3,337.00 by January 1, 2028; and
 - viii) \$801.65 the remaining balance of rent arrears owing, by June 1, 2028.
11. The Tenant will also pay to the Landlord, the interest owing on the full amount of rent arrears owing, once calculated, by no later than June 1, 2028.
12. Provided the Tenant does not default on any of the payments, as set out in paragraphs 10 or 11 above, the Landlord will not send the post-judgment debt plus interest to collection services.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 3, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$29,724.94. This amount includes rent arrears owing up to January 3, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

3. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 29, 2026
Date Issued

Janice Campbell
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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To January 3, 2026 the date the Tenant vacated the unit.	\$32,652.07
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,995.00
Less the amount of the interest on the last month's rent deposit	- \$118.13
Total amount owing to the Landlord	\$29,724.94