



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

File Number: LTB-L-100820-25

In the matter of: Basement, 6 PARADELLE CRES
NORTH YORK ON M3N1E4

Between: Jose Fabricio Alvarado Landlord

And

Jose Manuel Ocampo Tenant
Madexi Gamero

Jose Fabricio Alvarado (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Manuel Ocampo and Madexi Gamero (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on January 26, 2026. The Landlord and Tenants were present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. 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.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by February 28, 2026.
- d. The lawful rent is \$2,200.00. The rent is due on the 1st day of each month.

- e. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: $\$2,200.00 \times 12$, divided by 365 days.
- f. The rent arrears owing by the Tenant up to and including January 31, 2026, including the \$186.00 application filing fee are \$6,786.00.
- g. The Landlord collected a rent deposit of \$2,200.00 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. This will be applied to the month of February 2026, being the last month of the tenancy.
- h. Interest is due on the rent deposit in the amount of \$26.98. This is deducted from the rent arrears, so the total arrears due are \$6,759.02.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$6,759.02 for arrears of rent up to January 31, 2026, including the application filing fee, less the interest due on the deposit.
- 2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the unit no later than February 28, 2026.
- 3. 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
- 4. 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.
- 5. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.
- 6. 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

Helen Giannini

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 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.