



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086931-25

In the matter of: 505AB, 205 OXFORD ST E
LONDON ON N6A5G6

Between: Centurion Property Associates Inc Landlord

And

Aaliyah Smith Jocko Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Aaliyah Smith Jocko (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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, Robert Rose, was present accompanied by the Tenant.

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 Landlord served the Tenant with a valid 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
5. The rent arrears owing to January 31, 2026, including the filing fee and after deducting the last month's rent deposit and the interest accrued on that deposit are \$2,296.00.

6. The parties agreed to a final, non-voidable termination of this tenancy as of January 31, 2026. As such, the Tenant does not have the option to void the eviction order by paying the outstanding rent arrears.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 1, 2026.
4. The Tenant shall pay to the Landlord **\$2,296.00** on or before **January 31, 2026**.
5. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 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.
6. If the Tenant doesn't move out on or before January 31, 2026, the Tenant shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.

February 2, 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 expires on August 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.