



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097579-25

In the matter of: 508, 1285 QUEEN ST E
TORONTO ON M4L0B6

Between: VM AND AGR PEREIRA INVESTMENTS
INC.

Landlord

And

Japhet Dalisay
Yunice Dalisay

Tenants

VM AND AGR PEREIRA INVESTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Japhet Dalisay and Yunice Dalisay (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application)

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

This application was scheduled to be heard by videoconference on January 29, 2026.

The Landlord, represented by Andrea Garreto Ramos Pereira and the Tenants, represented by Japhet Dalisay, engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenants owe the Landlord \$32,158.52. See Schedule 1 for the calculation of the amount owing.

4. The Tenants agree to pay the Landlord the amount in paragraph 3 in accordance with the following schedule:
 - a) \$2,000.00 on or before the 21st of each month for 16 months starting April 21, 2026, up to and including July 21, 2027.
 - b) \$158.52 on or before August 21, 2027.
5. If the Tenants fail to make any one of the payments in accordance with paragraph 4 of this order, the Tenants will start to owe interest. This will be simple interest calculated, from the date of the missed payment at 4% annually on the balance outstanding.
6. The Tenants shall also pay the Landlord compensation of \$88.77 per day for the use of the unit starting January 30, 2026, to the date the Tenant moves out of the unit.
7. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 April 1, 2026.

January 30, 2026

Date Issued

Cheryl Lavoie

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 October 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To January 29, 2026	\$34,974.33
Less the amount of the last month's rent deposit	-\$2,700.00
Less the amount of the interest on the last month's rent deposit	-\$115.81
Total amount owing to the Landlord	\$32,158.52
Plus daily compensation owing for each day of occupation starting January 30, 2026	\$88.77 (per day)