



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

**File Number:** LTB-L-096795-25

**In the matter of:** 4, 420 CRAWFORD ST  
TORONTO ON M6G3J6

**Between:** Carlos Pinherio Landlord

**And**

Tyler Federico Tenant

Carlos Pinherio (the 'Landlord') applied for an order to terminate the tenancy and evict Tyler Federico (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

This application was heard by videoconference on January 27, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord's Representative, Bryan Rubin, the Landlord, Alcina Pinherio and Carlos Pinherio, and the Tenant, Tyler Federico, advised that the parties had reached an agreement.

I am satisfied that the parties understood the consequences of their consent

**On consent, it is ordered that:**

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. As of the date of the hearing, the Tenant owes the Landlord \$4,252.44. The Landlord shall waive all rental arrears and costs, on the condition the Tenant vacates the unit on or before March 31, 2026.
3. The Landlord shall waive February's rent, on the condition that the Tenant vacates the unit on or before March 31, 2026.
4. The Landlord collected a rent deposit 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.

5. If the Tenant does not vacate the unit on or before March 31, 2026, the Tenant shall pay the Landlord the full arrears and costs, owing of \$6,285.66.
6. The Tenant shall pay this amount on or before March 31, 2026, or the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.
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**

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Sumathi Dhanapal  
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.