



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097417-25

In the matter of: basement unit, 188 FAREWELL ST
OSHAWA ON L1H6L7

Between: tsadok pereira Landlord

And

02/05/2026

Michelle Forrester

Dale nimmo
Michael woolner
Shane dias

Tenant

tsadok pereira (the 'Landlord') applied for an order to terminate the tenancy and evict Dale nimmo, Michael woolner and Shane dias (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe

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

The application was scheduled to be heard on January 29, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, the Tenants and the Tenants' Support, Kirtika Chhatwal. The Tenants did not speak to Duty Counsel prior to mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

Agreed facts:

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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,357.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$77.49. This amount is calculated as follows: \$2,357.00 x 12, divided by 365 days.
5. The Tenants have paid \$3,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$1,771.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The parties agree that the Landlord will waive the total amount of rent arrears and costs for filing the application up to and including rent to January 31, 2026.
10. The parties mutually agreed to a non voidable order with an eviction date of March 31, 2026.

On consent of the parties, 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 owe the Landlord \$1,957.00 for rent arrears owing up to and including rent for January 2026 and the costs of filing the application.
3. The Landlord shall waive the total amount owing in paragraph 2 above.
4. The Tenants shall also pay the Landlord compensation of \$77.49 per day for the use of the unit starting January 30, 2026, to the date the Tenant moves out of the unit.
5. 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.
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 April 1, 2026.

Additional conditions:

7. The Tenants shall pay \$2,400.00 to the Landlord in accordance with the following schedule:
 - a) \$1,200.00 toward the February 2026 rent on or before February 1, 2026. The Landlord shall waive the remaining balance of the February 2026 rent in the amount of \$1,157.00.
 - b) \$1,200.00 toward the March 2026 rent on or before March 1, 2026. The Landlord shall waive the remaining balance of the March 2026 rent in the amount of \$1,157.00.
8. If the Tenants fails to make any of the payments in accordance with paragraph 7 above, and by the dates required, the Landlord may apply under section 78 of the Act for an order

terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 7 above. This may result in the Board issuing an order that terminates the tenancy before March 31, 2026.

February 5, 2026
Date Issued

Michelle Forrester

Michelle Forrester
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.

