



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097324-25

In the matter of: 1805, 18 YONGE ST
TORONTO ON M5E1Z8

Between: Richard Mo Landlord
Sandra Au

And

Shauna Ava Sargent Tenant

Richard Mo and Sandra Au (the 'Landlord') applied for an order to terminate the tenancy and evict Shauna Ava Sargent (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on January 28, 2026. The Landlord's representative, Allistar Trent, the Landlord, Richard Mo, representing, Sandra Au, and the Tenant Shauna Ava Sargent, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The parties agreed to a non-voidable eviction order with a termination date of February 14, 2026.
3. The lawful rent is \$2,800.00. It is due on the fifteenth day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$92.05. This amount is calculated as follows: \$2,800.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 14, 2026 are \$14,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,800.00 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.
9. Interest on the rent deposit, in the amount of \$52.68 is owing to the Tenant for the period from March 8, 2025 to January 28, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. **The Tenant must move out of the rental unit on or before February 14, 2026.**
3. Tenant shall pay to the Landlord \$9,822.02. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. The last month's rent deposit shall be applied to the rent payable for the period of January 15, 2026 to February 14, 2026.
5. The Tenant shall also pay the Landlord compensation of \$92.05 per day for the use of the unit starting January 29, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 15, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before February 14, 2026, then starting February 15, 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 February 15, 2026.

February 3, 2026

Date Issued

John Russett

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 17, 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

Amount the Tenant must pay the tenancy is terminated

Rent Owing To Hearing Date	\$12,488.70
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,800.00
Less the amount of the interest on the last month's rent deposit	- \$52.68
Total amount owing to the Landlord	\$9,822.02
Plus daily compensation owing for each day of occupation starting January 29, 2026	\$92.05 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	