



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

File Number: LTB-L-104058-25

In the matter of: 4, 1285 ELSMERE AVE
WINDSOR ON N8X4G6

Between: David Andrighetti c/o Marda Management Landlord
Inc.

And

Danielle Chantler Tenant

David Andrighetti c/o Marda Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Chantler (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 February 2, 2026.

The Landlord's legal representative, Kira Passell, and the Tenant attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submission.

On consent, it is ordered that:

1. The tenancy is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.

4. The Tenant shall pay to the Landlord \$3,824.10 which represents arrears of rent to February 28, 2026, and costs. There is no last month rent deposit.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

February 5, 2026
Date Issued

Melissa Anjema
Member, 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 September 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.