



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

**File Number:** LTB-L-094633-25

**In the matter of:** 112, 30 CLARK AVE  
THORNHILL ON L3T1S2

**Between:** SKPM Rents 21 Landlord

**And**

MELONAH GARCIA Tenants  
RUDOLPH CARLOS

SKPM Rents 21 (the 'Landlord') applied for an order to terminate the tenancy and evict MELONAH GARCIA and RUDOLPH CARLOS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 4, 2026. The Landlord's legal representative, Sylwia McArthur and the Tenants attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

### **Agreed Facts:**

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,475.24. It is due on the 1<sup>st</sup> day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$81.38. This amount is calculated as follows: \$2,475.24 x 12 months, divided by 365 days.
4. The Tenants have paid \$2,855.00 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$7,621.20.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,475.24 from the Tenants 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.
8. Interest on the rent deposit, in the amount of \$4.98 is owing to the Tenants for the period from January 1, 2026, to February 4, 2026.
9. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenants do not have the option to void this order by paying the arrears and costs.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants 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 Tenants shall pay to the Landlord \$3,177.26. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlord compensation of \$81.38 per day for the use of the unit starting February 5, 2026, until the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

**February 10, 2026**  
**Date Issued**

\_\_\_\_\_  
Oluwatobi Abobarin  
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 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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Tenant must pay as the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$8,326.48           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                              | - \$2,855.00         |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$2,475.24         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$4.98             |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$3,177.26</b>    |
| Plus daily compensation owing for each day of occupation starting February 5, 2026                                  | \$81.38<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |