



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089951-24, LTB-L-100024-23 and LTB-L-089973-24

In the matter of: 21674 HIGHWAY 48
MOUNT ALBERT ON L0G1M0

Between: Etienne Grima Landlords
Daniel Grima

And

Carley Smith Tenant

Etienne Grima and Daniel Grima (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Carley Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 2, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlords, The Tenant's representative Mark H Stoute and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the Tenancy and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlords 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. The Tenant vacated the rental unit on October 31, 2024. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The rent arrears owing is \$11,000.00.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated as of October 31, 2024, the date the Tenant moved out of the rental unit.

2. The Tenant shall pay to the Landlord \$11,00.00 for arrears of rent to October 31, 2024.
3. The Tenant shall pay to the Landlords the amount owing in paragraph 2 as follow
 - a. \$200.00 on or before the 1st day of each month beginning March 1, 2026, until the arrears are paid in full.
4. The Tenant shall make arrear payments via e-transfer at the thegrim68@gmail.com. If there is a change in the Landlord's email address the Landlords shall notify the Tenant in writing within 24 hours.
5. The Landlords withdraw application LTB-L-100024-23 and LTB-L-08993-24.
6. If the Tenant fails to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.

February 10, 2026
Date Issued

Dillanique Knight
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.