



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

File Number: LTB-L-106940-25

In the matter of: 521, 122 BRONTE ST S
MILTON ON L9T1Y9

Between: Park Property Management Inc. Landlord

And

Alecia Reid Tenants
Jayden Renolds

Park Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alecia Reid and Jayden Renolds (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants rent.

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

This application was scheduled to be heard by videoconference on February 3, 2026.

The Landlord's Representative, Anita Sada, and the Tenant, Alecia Reid, were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. Based on the monthly rent, the daily compensation is \$89.80. This amount is calculated as follows: \$2,731.62 x 12, divided by 365 days.
2. The Landlord collected a rent deposit of \$2,731.62 from the Tenants, and this deposit is still being held by the Landlord. The last month's deposit will be applied to the last rental period, February 2026, by a deduction of \$89.80 compensation for the use of the unit per day.
3. The Landlord has paid interest on the rent deposit up to the date of the hearing.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. 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. As of the date of the hearing, the amount of the rent deposit the Landlord owes on the rent deposit exceeds the amount the Landlord is entitled to.
5. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$89.80 per day or compensation for the use of the unit starting February 4, 2026, to the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

February 13, 2026
Date Issued

Eno Ubia
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 Tenants expire on August 31, 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.