



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

File Number: LTB-L-100141-25

In the matter of: 80 Wascana road
Woodbridge ON L4L1A7

Between: Jonathan Franzese Landlord

And

Stephen Gramolini Tenants
Angela Gramolini

Jonathan Franzese (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Gramolini and Angela Gramolini (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants rent; (L2 Application).

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 05, 2026.

The Landlord attended with the Landlord's Representative, Anthony Galasso.

The Tenants were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties 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. The lawful rent is \$3,900.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$128.22. This amount is calculated as follows: \$3,900.00 x 12, divided by 365 days.
3. The rent arrears owing to February 28, 2026, are \$19,900.00.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$3,900.00 from the Tenants, and this deposit is still being held by the Landlord. The rent deposit is applied to the rent arrears owing to February 28, 2026.
6. Interest on the rent deposit, in the amount of \$113.66 is owing to the Tenants for the period from November 26, 2024, to February 5, 2026.

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 March 8, 2026.
2. If the unit is not vacated on or before March 8, 2026, then starting March 9, 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 9, 2026.
4. The Tenants shall pay to the Landlord \$16,072.34. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$2,000.00 on or before February 28, 2026,
 - \$1,418.60 on or before the 5th day of each month commencing April 5, 2026, and for the next 9 months up to and including December 5, 2026, and
 - \$1,304.94 on or before January 5, 2027.
6. The Tenant shall also pay the Landlord compensation of \$128.22 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.
7. If the Tenants do not pay the Landlord the amount owing in accordance with the payment schedule in paragraph 5, then on the day following the date of default, the full balance owing under paragraph 4 of this order immediately becomes due and payable, and the Tenants will start to owe interest. This will be simple interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

February 17, 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 expires on September 9, 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.