



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

File Number: LTB-L-094598-25

In the matter of: 507, 1080 KINGSTON RD
SCARBOROUGH ON M1N 1N5

Between: SKPM Rents 1 Landlord

And

CLEO TAPO Tenants
JONATHAN BRAGA

SKPM Rents 1 (the 'Landlord') applied for an order to terminate the tenancy and evict CLEO TAPO and JONATHAN BRAGA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on February 4, 2026. Before the start of the hearing, the Landlord's Representative, paralegal, Sharon Harris, and the Tenant, Jonathan Braga, on behalf of the Tenants, advised that the parties had reached an agreement. The Tenant did seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,969.27. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$64.74. This amount is calculated as follows: \$1,969.27 x 12 months, divided by 365 days.
5. The Tenants have paid \$5,150.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$3,814.89.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,823.56 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.
9. Interest on the rent deposit, in the amount of \$3.25 is owing to the Tenant for the period from January 1, 2026, to January 31, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants are terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$4,000.89 if the payment is made on or before February 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 20, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 20, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$463.77. 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.
6. The Tenant shall also pay the Landlord compensation of \$64.67 per day for the use of the unit starting February 5, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 20, 2026, then starting February 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 February 21, 2026.

February 12, 2026
Date Issued

Pauline Brewster
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 August 21, 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

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 21, 2026

Rent Owing To February 28, 2026	\$8,964.89
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,150.00
Total the Tenant must pay to continue the tenancy	\$4,000.89

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date (February 4, 2026)	\$7,254.58
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,150.00
Less the amount of the last month's rent deposit	- \$1,823.56
Less the amount of the interest on the last month's rent deposit	-\$3.25
Total amount owing to the Landlord	\$463.77
Plus daily compensation owing for each day of occupation starting February 5, 2026	\$64.74 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	