



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

**File Number:** LTB-L-098267-25

**In the matter of:** MAIN FLOOR, 488 NORTHCLIFFE BLVD  
YORK ON M6E3L5

**Between:** Christina Da Silva Landlord

**And**

Jenny Gomez Tenant

Christina Da Silva (the 'Landlord') applied for an order to terminate the tenancy and evict Jenny Lopez (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was scheduled to be heard by videoconference on January 13, 2026. Instead, the Landlord, the Tenant's support person, William Gomez, and the Tenant participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

### **Agreed Facts:**

1. The application is amended to reflect the correct spelling of the Tenant, Jenny Gomez.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The tenancy is terminated effective March 31, 2026.
4. The lawful monthly rent is \$1,640.00 and is due on the 1<sup>st</sup> day of each month.
5. The Landlord will satisfy the Landlords' obligation under section 49.1 of the *Residential Tenancies Act, 2006* (the 'Act') to pay the Tenant compensation equal to one month's rent by waiving the rent for the February 1, 2026 rental period.
6. The Landlord collected a rent deposit of \$1,600.00 from the Tenant and this deposit will be applied to the rent for the March 1, 2026 rental period.
7. The Landlord agreed to pay the Tenant \$80.00, additional compensation for the unavailable use of the laundry services.

**It is ordered on consent of the parties that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Landlord collected a rent deposit of \$1,600.00 from the Tenant and this deposit is still being held by the Landlord.
3. In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006*, (the 'Act') the last month's rent deposit shall be applied to the rent for the last month of the tenancy.
4. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after April 1, 2026.
6. If the Tenant does not vacate the rental unit on or before March 31, 2026, the Tenant shall owe the Landlord \$53.92 per day starting April 1, 2026 and continuing until the date the Tenant vacates the rental unit.
7. This order on consent is in full and final settlement of this application.

**February 12, 2026**  
**Date Issued**

\_\_\_\_\_  
Shadiyah Stoute  
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 Tenant expires on October 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.

