



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101105-25

In the matter of: 1788 LAKESHORE DR
SHUNIAH ON P7A0L1

Between: Diane Dupont Landlord

And

Sara-Kim Moran Tenant

Diane Dupont (the 'Landlord') applied for an order to terminate the tenancy and evict Sara-Kim Moran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 9, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne. The Landlord's Representative Richard Garrett, The Tenant's Representative Molly McDonald and the Tenant Sara-Kim Moran were present.

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

Agreed Facts:

1. The Landlord 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Landlord has agreed to waive all arrears owing up to February 28, 2026, March 2026 rent and the filing fee for the application for a termination of tenancy on March 30, 2026.
6. There is no last month's rent deposit.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated on March 30, 2026. The Tenant must move out of the rental unit on or before March 30, 2026.
2. If the unit is not vacated on or before March 30, 2026, then starting March 31, 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 31, 2026.
4. The Landlord has waived all arrears owing up to February 28, 2026, the filing fee for this application and March 2026 rent.
5. The Tenant shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting March 31, 2026 until the date the Tenant moves out of the unit.

February 25, 2026
Date Issued

Monique Browne
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 September 2, 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.