



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

File Number: LTB-L-088262-25

In the matter of: 56 TONA TRAIL
WASAGA BEACH ON L9Z0A5

Between: GABRIEL MAMMONE Landlords
ONEYDA LOPEZ

And

MARILYN NICHOLSON Tenant

LTB-L-088262-25 – L2 Application

GABRIEL MAMMONE and ONEYDA LOPEZ (the 'Landlords') applied for an order to terminate the tenancy and evict MARILYN NICHOLSON (the 'Tenant') because the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

LTB-T-101939-25- T1 Application

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlords' representative, Teri Landriault, the Landlords, Gabriel Mammone and Oneyda Lopez, and the Tenant, Marilyn Nicholson.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The current rent is \$2,127.00 per month as of February, 2026.
2. The Tenant agrees to pay rent for the month of March, 2026 to the Landlord via e-transfer.
3. The Tenant was paid compensation equal to one month's rent as required by the *Residential Tenancies Act, 2006* by the Landlords via e-transfer on February 3, 2026.

4. The Landlords collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit will be applied to the month of April, 2026 which is the last month of the tenancy.
5. The Landlords have not paid the Tenant interest on the rent deposit at any point during the tenancy.
6. Interest on the deposit is owing in the amount of \$223.19 from February 15, 2020 to March 31, 2026. Of this amount, \$127.00 will be applied to the last month of the Tenancy. The remaining \$96.19 will be applied to rent that will come due and owing for the month of March, 2026.
7. Both parties agree that the Landlord provided the Tenant with payment to resolve the T1 application prior to the hearing date.
8. This Order on Consent represents a full and final settlement of all issues related to this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, the Tenant shall pay the Landlords compensation of \$69.93 per day ($\$2,127.00 \times 12 \text{ months} / 365 \text{ days}$) for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 1, 2026.
5. This Order on Consent is in full and final settlement of both the L2 and the T1 applications.

February 17, 2026

Date Issued

Ryan Gacnik

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.