



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

File Number: LTB-L-103892-25

In the matter of: Basement Unit, 24 VISTA DR
MISSISSAUGA ON L5M 1C2

Between: Matilda Caicco Landlord

And

Norm Vanwyck Tenants
Debbie Mugford

Matilda Caicco (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Norm Vanwyck and Debbie Mugford (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on February 17, 2025 via video conference on VC line 116. The Landlord's Legal Representative Colin James Mitchell attended with the Landlord and the Landlord's Agent Carla Mangialardi. The Tenants attended and were self-represented.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of March 31, 2026. The Tenants shall vacate the unit on or before that date.

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. 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 April 1, 2026.

The Tenants shall pay the Landlord \$44.38 per day in compensation for the use of the unit from April 1, 2026 to the date the Tenants vacate the unit.

2. The Landlord agrees to waive lawful monthly rent for the period of March 2026.
3. The Tenants owe to the Landlord the total sum of arrears of \$16,936.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including February 28, 2026 as of today's date of February 17, 2026.

However, upon the Tenants providing vacant possession of the unit on or before March 31, 2026 as noted in paragraph 1, the Landlord agrees to waive the full sum of arrears of \$16,936.00 noted herein.

4. If the Tenants fail to provide vacant possession of the unit on or before March 31, 2026, then effective April 1, 2026 the full sum of arrears of \$16,936.00 noted in paragraph 3 shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

February 23, 2026
Date Issued

Chris Jackson
Hearing 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 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.