



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103431-25

In the matter of: 347 Eagle Street
Newmarket ON L3Y1K5

Between: Connie Carter Landlord

And

Alicia-Raven Wilson Tenant

Connie Carter (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia-Raven Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 17, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord and the Landlord's Legal Representative, Peter Swales, were present accompanied by the Tenant.

Following a thorough mediation session, the parties reached a mutual agreement to resolve the matter and requested an Order on consent. I am satisfied that they understood the terms and the legal consequences of their informed and voluntary consent.

The parties agreed that:

1. The Landlord served the Tenant with a valid 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 \$2,036.89. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$66.97. This amount is calculated as follows: \$2,036.89 x 12, divided by 365 days.
5. The Tenant has paid \$3,990.00 to the Landlord since the application was filed.

6. The rent arrears owing to February 28, 2026, including the filing fee and after deducting the last month's rent deposit and the interest accrued on that deposit are \$3,993.93.
7. The parties agreed to a final, non-voidable termination of this tenancy as of March 31, 2026. As such, the Tenant does not have the option to void the eviction order by paying the outstanding rent arrears.

On consent of the parties, it is ordered 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. 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.
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 April 1, 2026.
4. The Tenant shall pay to the Landlord **\$3,993.93** and the first two payments must be made in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$500.00	On or before February 20, 2026
\$1,000.00	On or before March 20, 2026

5. The Tenant shall also pay to the Landlord the new rent for the month of March on or before March 1, 2026.
6. If the Tenant fails to make any one of the payments in accordance with paragraph 4 and 5 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant. This may result in the Board issuing an order that terminates the tenancy before March 31, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.
8. If the Tenant doesn't move out on or before March 31, 2026, the Tenant shall also pay the Landlord compensation of \$66.97 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.

February 23, 2026
Date Issued

Felicia Puscalau
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 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.