



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

File Number: LTB-L-103889-25

In the matter of: Upstairs Unit, 24 VISTA DR
MISSISSAUGA ON L5M1C2

Between: Matilda Caicco Landlord

And

Deborah Sheppard Tenant

Matilda Caicco (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Sheppard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent, Carla Mangialardi, the Landlord's legal representative, Colin James Mitchell and the Tenant participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,550.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$50.96. This amount is calculated as follows: \$1,550.00 x 12 months, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$13,950.00. The Landlord waives this rent arrears if the Tenant vacates the rental unit on or before March 31, 2026.
6. The Landlord incurred costs of \$186.00 for filing the application and this amount is waived if the Tenant vacates the rental unit on or before March 31, 2026.

7. The parties agree that the application be amended to reflect that there is no last month's rent deposit.
8. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and 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 \$14,136.00 which represents \$13,950.00 for arrears of rent and costs of \$186.00 for the period ending February 28, 2026.
5. The Tenant shall also pay the Landlord compensation of \$50.96 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant vacates the rental unit on or before March 31, 2026, the Landlord shall waive all arrears of rent and compensation owing as per paragraphs 4 and 5 above.

February 27, 2026

Date Issued

Oluwatobi Abobarin

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.