



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-000976-26-SA

In the matter of: unit 6, 68 CAMERON AVE
YORK ON M6M1R2

Between: S & G Realty Inc Landlord

And

Jessica Da Silva Tenant
RAFAEL J ALZA SBARZELLA

S & G Realty Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Da Silva and RAFAEL J ALZA SBARZELLA (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 11, 2025 with respect to application LTB-L-093880-25-SA.

The Landlord's application was resolved by order LTB-L-000976-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-000976-26.

This motion was heard by videoconference on February 9, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Sam Jayasuriya.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside order LTB-L-000976-26, issued on January 14, 2026, is granted.
2. Order LTB-L-000976-26, issued on January 14, 2026, is set aside and cannot be enforced.
3. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
4. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$6,863.40, if the payment is made on or before February 20, 2026. See Schedule 1 for the calculation of the amount owing.
5. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 6. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 20, 2026.**
 7. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$4,348.30**. This amount includes rent arrears owing up to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
 8. The Tenant shall also pay the Landlord compensation of \$55.43 per day for the use of the unit starting February 10, 2026, until the date the Tenant moves out of the unit.
 9. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.
 10. If the unit is not vacated on or before February 20, 2026, then starting February 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 11. 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 February 21, 2026.

February 26, 2026
Date Issued

Bryan Delorenzi
Member, 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 August 21, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 20, 2026

Rent Owing To February 28, 2026	\$6,863.40
Total the Tenant must pay to continue the tenancy	\$6,863.40

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$5,676.27
Less the amount of the last month's rent deposit	- \$1,325.00
Less the amount of the interest on the last month's rent deposit	- \$2.97
Total amount owing to the Landlord	\$4,348.30
Plus daily compensation owing for each day of occupation starting February 10, 2026	\$55.43 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	