



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

File Number: LTB-L-094334-25

In the matter of: B, 264 LIVERY STREET
STITTSVILLE ON K2V0H6

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

OLAOLORUNPO ABITOYE Tenant

CAPREIT LIMITED PARTNERSHIP and CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict OLAOLORUNPO ABITOYE (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The parties engaged in settlement discussions during the online negotiation stage of the application. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement on the online communication portal and in person via zoom on February 23, 2026 and requested an Order on Consent.

The Landlord's legal representative, Allan Kouri and the Tenant attended mediation. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful monthly rent is \$2,005.58. It is due on the 1st day of each month.
5. Based on the monthly rent, the daily rent/compensation is \$65.94. This amount is calculated as follows: \$2,005.58 x 12 months, divided by 365 days.
6. The Landlord collected a rent deposit in the amount of \$2,010.78 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the last month rent deposit, in the amount of \$35.72 is owing to the Tenant for the period from June 1, 2025 to February 23, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on March 31, 2026. 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 Landlord shall apply the rent deposit to the last rental period of the tenancy.
5. If the Tenant does not vacate the rental unit on or before March 31, 2026, the Tenant shall pay to the Landlord compensation of \$65.94 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.

March 3, 2026
Date Issued

Floredana Ungureanu
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 of the Tenant 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.