



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

File Number: LTB-L-095942-25

In the matter of: 313, 94 EASTDALE AVE
EAST YORK ON M4C0B4

Between: 100 Eastdale Inc. Landlord

And

Naomi Tega Awele Ogbogbo Tenant

100 Eastdale Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Naomi Tega Awele Ogbogbo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

The Landlord's legal representative, Sylwia McArthur and the Tenant attended the hearing.

At the hearing the parties consented to the following order on consent.

Agreed facts:

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 \$2,325.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$76.44. This amount is calculated as follows: \$2,325.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$12,640.28.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,325.00 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.
9. Interest on the rent deposit, in the amount of \$4.55 is owing to the Tenant for the period from January 1, 2026 to February 3, 2026.
10. The parties agree to terminate the tenancy effective February 28, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated effective February 28, 2026. The Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant shall pay the Landlord the amount of \$10,496.73, representing arrears owing to February 28, 2026, and costs. This amount includes the last month rent deposit and interest owing on the deposit being held by the Landlord to the date of the hearing.
3. The Tenant shall also pay the Landlord compensation of \$76.44 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 21, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 March 1, 2026.

March 9, 2026
Date Issued

Christina Philp
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 September 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To February 28, 2026	\$12,640.28
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,325.00
Less the amount of the interest on the last month's rent deposit	- \$4.55
Total amount owing to the Landlord	\$10,496.73
Plus daily compensation owing for each day of occupation starting March 1, 2026	\$76.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	