



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

File Number: LTB-L-094210-25

In the matter of: 502, 190 NONQUON RD
OSHAWA ON L1G3S7

Between: SKPM RENTS 4 Landlord

And

KALA BERRIMAN Tenant

SKPM RENTS 4 (the 'Landlord') applied for an order to terminate the tenancy and evict KALA BERRIMAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

The Landlord's legal representative, Sara Ginman, and the Tenant attended the hearing.

The parties before the Board consented to the following order. As the parties agreed to terminate the tenancy pursuant to s.37 (3) of this Act, this order endorses that agreement. As such, there is no opportunity for the tenant to void the termination agreed to by paying the outstanding arrears. I am satisfied the parties understood the consequences of the agreement.

Agreed Upon Facts:

1. The parties agree to end the tenancy on February 2, 2026.
2. The lawful rent is \$1,455.83. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$47.86. This amount is calculated as follows: $\$1,455.83 \times 12$, divided by 365 days.
4. The rent arrears and costs owing to January 31, 2026 are \$5,362.88.
5. The Landlord collected a rent deposit of \$1,305.77 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.
6. Interest on the rent deposit, in the amount of \$2.10 is owing to the Tenant for the period from January 1, 2026 to January 28, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 2, 2026.
2. The Tenant shall pay the Landlord \$5,362.88 for arrears and costs to January 31, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 3, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before February 2, 2026, then starting February 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 3, 2026.

March 6, 2026
Date Issued

Dawn Carr
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 3, 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

Arrears and Costs To January 31, 2026	\$5,362.88
Less the amount of the last month's rent deposit	- \$1,305.77
Less the amount of the interest on the last month's rent deposit	- \$2.10
Total amount owing to the Landlord	\$4,055.01
Plus daily compensation owing for each day of occupation starting January 29, 2026	\$47.86 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	