



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005784-26 and LTB-T-009714-26

In the matter of: 4 (BASEMENT UNIT), 97 CONNOLLY ST
TORONTO ON M6N1E7

Between: 13462943 Canada Inc. Landlord

And

Amanda Andress Tenant

13462943 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Andress (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Tenant applied for an order determining that Landlord:

- collected or retained money illegally (T1 Application).
- entered the rental unit illegally (T2 Application).
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application).
- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application).

These applications were mediated by videoconference on March 2, 2026. Paralegal, Liam Walker, attended along with business partner, Maria Sturino, on behalf of the Landlord. The Tenant attended, after speaking to Duty Counsel. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Preliminary Matter:

The parties agree to remove Assaad Oubrahim as a tenant to the application.

Agreed Terms:

To resolve all the issues between the parties, the parties agree to terminate the tenancy effective April 30, 2026, apply the Last Month's Rent deposit/interest to the last month of the tenancy and to waive all money owing to either party.

The Tenant agrees, or on before April 30, 2026, to: (1) voluntarily move out (2) take all her personal belongings, including her own garbage (3) leave the unit in a similar condition as at today's date (March 2, 2026) except the Tenant will remove the Christmas wallpaper and (4) return the unit keys to the Landlord by leaving the keys in the mailbox.

The Tenant has the option to send pictures of the unit to the Landlord's Paralegal to document the current condition/removal of the Christmas wallpaper as well as a picture to confirm the unit keys were placed in the mailbox on or before April 30, 2026.

The parties agree the Tenant will pay daily compensation, in the amount of \$52.60 commencing May 1, 2026, if she has not vacated the unit by April 30, 2026.

This will resolve all issues between the parties, to date.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, effective April 30, 2026. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. If the Tenant has not vacated on or before April 30, 2026, the Tenant shall pay the Landlord compensation of \$52.60 per day for the use of the unit starting May 1, 2026 to the date the Tenant moves out of the unit.
5. There is no money owing to either party.
6. This resolves all the issues to date.

March 18, 2026
Date Issued

Shawn Hayman
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.