



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095759-25

In the matter of: 51 CRITCHER AVE
CAMBRIDGE ON N1T2C6

Between: Salma Dost Landlord

And

Marie Mallais Tenants
Andrew Vibert

Salma Dost (the 'Landlord') applied for an order to terminate the tenancy and evict Diane Vibert and Andrew Vibert (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 3, 2026. Instead, the Landlord's support person, Majed Darr, the Landlord, and the Tenants participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

The Tenants spoke with Tenant Duty Counsel prior to the mediation.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The application is amended to reflect the correct name of the Tenant, Marie Mallais.
2. The tenancy is terminated as of February 28, 2026.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$2,676.75. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$88.00. This amount is calculated as follows: \$2,676.75 x 12, divided by 365 days.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to February 28, 2026 are \$22,482.13.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

9. The Landlord collected a rent deposit of \$2,450.00 from the Tenants 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.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.
2. 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.
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 March 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$88.00 per day for the use of the unit starting February 4, 2026 to the date the Tenant moves out of the unit.
5. The Tenants shall pay to the Landlord \$22,668.13 for arrears of rent up to February 28, 2026 and the cost of filing the application.
6. The Tenants shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - Monthly payments of \$250.00 by the 15th day of each month, starting March 15, 2026, and continuing each month until the arrears are paid in full.
7. Should the Tenants fail to make any of the payments as listed in this order, in full and on time while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlord has the right to collect the balance outstanding under this Order on Consent.
8. This order on consent is in full and final settlement of this application.

March 6, 2026
Date Issued

Shadiyah Stoute
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 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.