



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107122-25

In the matter of: 62, 75 ANSONDALE RD.
LONDON ON N6C5W5

Between: Alejandro Garcia Ortiz Landlords
Silvia Nieto Pradilla

And

Lisa Fedorowski Tenants
Ian Proudfoot

Alejandro Garcia Ortiz and Silvia Nieto Pradilla (the 'Landlords') applied for an order to terminate the tenancy and evict Lisa Fedorowski and Ian Proudfoot (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on March 5, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Maryam Cooper. The Landlords and the Tenants were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties reached consent prior to the mediation, on non-voidable order with termination date of March 31, 2026.
2. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$2,475.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$81.37. This amount is calculated as follows: \$2,475.00 x 12, divided by 365 days.
6. The last month's rent deposit has been applied as a credit to the last month of tenancy since the Tenants elected to terminate on March 31, 2026.

7. On consent of the parties, the rent arrears owing to March 31, 2026, are \$6,075.
8. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated on March 31, 2026.
2. The Tenants must move out on or before March 31, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after April 1, 2026.
5. The Tenants shall also pay the Landlords compensation of \$81.37 per day for the use of the unit starting April 1, 2026, until the date the Tenants move out of the unit.
6. The Tenants shall pay to the Landlords \$6,261.00. This amount includes rent arrears owing to up to March 31, 2026, and the cost of filing the application, minus the last month's rent deposit.
7. The Tenants shall pay to the Landlords the amount in paragraph 6 of this order in accordance with the following schedule:
 - \$1,000.00 on or before March 27, 2026,
 - \$1,000.00 on or before April 10, 2026,
 - \$1,000.00 on or before April 24, 2026,
 - \$1,000.00 on or before May 8, 2026,
 - \$1,000.00 on or before May 22, 2026,
 - \$1,000.00 on or before June 5, 2026,
 - \$261.00 on or before June 19, 2026.

8. If the Tenants do not pay the Landlords in accordance with paragraph 7 of this order, the full amount owing in paragraph 6 becomes immediately owing and due on the day following the breach of any payment. The Tenants will start to owe interest. This will be simple interest calculated from the day following the breach, at 4.00% annually on the balance outstanding.

March 9, 2026
Date Issued

Maryam Cooper
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 expires on September 30, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 20, 2026

Rent Owing To March 31, 2026	\$5,889.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$6,075.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,481.85
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$8,667.85
Plus, daily compensation owing for each day of occupation starting March 6, 2026	\$81.37 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	