



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-062962-23

In the matter of: 305, 247 GREY SILO RD
WATERLOO ON N2K0G7

Between: Dale Gonsalves Landlord

And

Sylvia Gonsalves Tenant

Dale Gonsalves (the 'Landlord') applied for an order to terminate the tenancy and evict Sylvia Gonsalves (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 4, 2026.

The Landlord, the Landlord's Legal Representative Elena Grogorieva and the Tenant's Legal Representative Timothy Ellis attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. On or before June 30, 2026, the Landlord agrees to purchase for the Tenant, a condominium in the Kitchener-Waterloo area and will charge a monthly rent of \$1,200.00, which include property taxes, insurance, utilities and maintenance.
2. The parties agree that the new condominium shall have access via elevator if required and a door security lock.
3. The parties agree that the Landlord will sell the Tenant's current unit. The Tenant agrees to cooperate with the Landlord in facilitating showings for same.
4. Once the transaction is completed, the Landlord agrees to cover the Tenant's moving expenses. In exchange, the Tenant agrees to downsize in order to facilitate the move to the new unit.
5. Once the transaction is complete and the Tenant has moved into the new unit, the parties agree to a 5-year, 6 term rental agreement for same. The rent for the unit shall be \$1,200.00, which includes property taxes, insurance, utilities and maintenance fees. The Landlord will be permitted to raise the rent in accordance with the *Residential Tenancies Act, 2006* (the 'Act').

6. Once the transaction is completed, this application shall be withdrawn without costs and the Landlord shall waive all arrears.
7. In addition to the regular monthly rent, the Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$400.00 on or before March 25, 2026;
 - b) \$400.00 on or before April 1, 2026;
 - c) \$400.00 on or before May 1, 2026;
 - d) \$400.00 on or before June 1, 2026.
8. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting April 1, 2026, to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
9. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 9, 2026
Date Issued

Jagger Benham
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.