



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004372-26

In the matter of: 301, 340 Dixon Rd
Etobicoke ON M9R1T1

Between: Gabriel Owusu-Kyei Landlord

And

Tiffany Amrit Tenant

Gabriel Owusu-Kyei (the 'Landlord') applied for an order to terminate the tenancy and evict Tiffany Amrit (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex and because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The parties attended a hearing on March 3, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll. The Landlord Gabriel Owusu-Kyei and the Tenant Tiffany Amrit, participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy will terminate as of April 30, 2026.
2. The Landlord collected a rent deposit of \$1,011.28 inclusive of interest owing for the period of August 20, 2025 to March 3, 2026.
3. The Tenant will repair the bedroom door before they move out of the rental unit. If those repairs are completed the Landlord will waive all the damages claimed in the application.
4. If the Tenant does not complete the repair to the bedroom door, then the Tenant will pay \$500.00 to the Landlord in satisfaction of all the damages.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. 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. As of March 3, 2026, the Landlord owes the Tenant \$1,011.28 which represents the rent deposit being held by the Landlord and the interest owing on the rent deposit. The Landlord may deduct \$32.88 per day from this amount for each day the Tenant occupies the rental unit starting on March 4, 2026, and continuing each day until the Tenant vacates the rental unit.
5. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
6. The Tenant shall repair the bedroom door on or before the date they vacate the rental unit.
7. If the Tenant completes the repairs pursuant to paragraph 6 of this order, the Landlord shall waive all damages claimed in the application.
8. If the Tenant does not complete the repairs pursuant to the paragraph 6 of this order, the amount of \$500.00, in full satisfaction of all damages claimed in the application, will become immediately due and payable.
9. If the Tenant does not pay the Landlord the full amount owing in paragraph 8 on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding, starting May 1, 2026.

March 16, 2026
Date Issued

Diego Fernandez-Stoll
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 November 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.