



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101684-25

In the matter of: C, 197 PARK LAWN RD
ETOBICOKE ON M8Y3J3

Between: Patricia Juanita O'Campo Landlords
Carlos Muntaner Bonet

And

Brianna Clements Tenant

Patricia Juanita O'Campo and Carlos Muntaner Bonet (the 'Landlords') applied for an order to terminate the tenancy and evict Brianna Clements (the 'Tenant') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was scheduled to be heard by videoconference on March 3, 2026.

The Landlord, Patricia Juanita O'Campo, and the Landlord's Representative, Daniel English, attended. The Tenant was present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

Preliminary Issue: The Landlords application is amended to correct the Tenant's name to Brianna Clements.

The Parties agree that:

1. Based on the monthly rent, the daily compensation is \$31.06. This amount is calculated as follows: \$944.86 x 12, divided by 365 days.
2. The Landlords have compensated the Tenant an amount equal to one month's rent on January 2, 2026.

3. The Landlords collected a rent deposit of \$825.00 from the Tenant, and this deposit is still being held by the Landlords. The rent deposit is applied to the last rental period of the tenancy, April, 2026. The Landlords waive the remaining balance of \$119.86 required to make up the rent for the last month.
4. On or before April 30, 2026, the Landlords will pay the Tenant interest owing on the rent deposit, in the amount of \$145.10 for the period from June 1, 2016, to March 3, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords 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 Landlords 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 Landlords on or after May 1, 2026.

March 17, 2026

Date Issued

Eno Ubia

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.