



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-105828-25

In the matter of: 801, 33 EMPRESS AVE
NORTH YORK ON M2N6Y7

Between: Loras Group Inc Landlord

And

Tracy Osaigbovo Tenant

Loras Group Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Tracy Osaigbovo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 11, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Hoi Fai Alvin Chan and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. A non-voidable termination has been negotiated in good faith.
2. The rent arrears owing to March 31, 2026, are \$10,243.50.
3. The Landlord incurred costs of \$186.00 for filing the application and waives their claim to reimbursement of that fee.
4. The Landlord collected a rent deposit of \$1,950.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit, together with due interest, will be applied to the balance of arrears owed by the Tenant.
5. The Landlord waives claim to future rent changes for the periods of April 2026, May 2026, June 2026, and July 2026, in satisfaction this resolution.
6. The Landlord waives claim to the balance of rent arrears remaining after application of the last month rent deposit and due interest, in satisfaction of this resolution.

On consent of the parties, it is ordered that:

1. The application shall be amended to remove Tenant party "Jeremiah Mark".
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord 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 Landlord on or after August 1, 2026.

March 19, 2026
Date Issued

Adam Rogers
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 February 1, 2027, 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.