



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

File Number: LTB-L-000312-26

In the matter of: A-616, 2767 INNES RD
GLOUCESTER ON K1B4L4

Between: Paramount Property Management Inc. Landlord

And

Nicholas Gabrielli Tenants
Torrin Huges

Paramount Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicholas Gabrielli and Torrin Huges (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 12, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Allan Kouri, the Landlord's agent, Todd Clapp, and the Tenant, Torrin Huges for the Tenants, were present. The Tenant did not meet with Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on January 5, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
3. The lawful rent is \$2,075.62. It was due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to January 5, 2026 are \$2,452.44.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,950.00 from the Tenants and this deposit is still being held by the Landlord.
8. Interest on the rent deposit, in the amount of \$56.15 is owing to the Tenants for the period from November 1, 2024 to January 5, 2026.
9. The rent deposit and interest owing will be applied to the arrears of rent because the tenancy terminated.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 5, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$632.29. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 23, 2026
Date Issued

Nancy Fahlgren
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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$2,452.44
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,950.00
Less the amount of the interest on the last month's rent deposit	- \$56.15
Total amount owing to the Landlord	\$632.29