



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

File Number: LTB-L-108848-25

In the matter of: 2, 898 ELMSMERE RD
GLOUCESTER ON K1J 7T6

Between: Jean Georges Richer Landlord

And

Berta Osorio Tenant

Jean Georges Richer (the 'Landlord') applied for an order to terminate the tenancy and evict Berta Osorio (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 11, 2026. The Landlord, Jean Georges Richer, the Landlord's support, Chantal Richer, and the Tenant, Berta Osorio, attended the hearing. The Tenant did speak with duty counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,050.00. It is due on the 1st day of each month.
4. The rent arrears owing to March 31, 2026, are \$7,966.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$8,152.00
7. There is no last month rent on deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **March 20, 2026**.
2. If the Tenant vacates the property on or before March 20, 2026, then Landlord will forgive the arrears of \$7,450.00.00 (including the filing fee) owed until March 20, 2026, and the Tenant will not have to pay the arrears to the Landlord.
3. If the Tenant is still in possession of the rental unit on March 21, 2026, the Tenant must pay to the Landlord \$6,843.40. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant is still in possession of the rental unit on March 21, 2026, then the Tenant shall also pay the Landlord compensation of \$67.40 per day for the use of the unit starting March 12, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 21, 2026, at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before March 20, 2026, then starting March 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 March 21, 2026.

March 19, 2026
Date Issued

Pauline Brewster
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 September 21, 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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay if the Tenant does not vacate by March 21, 2025

Rent Owing To Hearing Date (March 11, 2026)	\$6,657.40
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$6,843.40
Plus daily compensation owing for each day of occupation starting March 12, 2026.	\$67.40 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	