



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002218-26

In the matter of: 207, 3170 GOLDEN ORCHARD DR
MISSISSAUGA ON L4Y 3G8

Between: 1212765 Ontario Limited Landlord

And

Jahni Parker Tenant

1212765 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jahni Parker (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 17, 2026. The Tenant attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Selina Wong also participated on behalf of the Landlord.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, 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 31, 2026.
2. **If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.**
4. If the rental unit has not been vacated on or before March 31, 2026, the Landlord may also collect a per diem rate of \$39.59 (based on \$1 204.21 per month X 12 months / 365 days) for use of the unit starting April 1, 2026 to the day the Tenant vacates the unit.
5. The Tenant shall pay to the Landlord \$4 992.75, representing the rent arrears up to and including March 31, 2026 plus the \$186.00 application filing fee minus the last month's rent deposit (\$1 204.21).

6. The Tenant shall pay the amount owing, as per paragraph 5 above, as follows:
 - a. Commencing April 15, 2026, the Tenant shall pay \$500.00 on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before January 15, 2027 and will be in the amount of \$492.75.
7. If there is a breach in payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

March 19, 2026
Date Issued

Susan Parsons
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 October 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.