



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003466-26

In the matter of: 101, 107 GRAND AVE
LONDON ON N6C 1M3

Between: Amiraco Properties Inc Landlord

and

Yvette Collings Tenant

Amiraco Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Yvette Collings (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a videoconference hearing on March 18, 2026.

The Landlord's Representative Jennifer Grant, the Tenant, and the Tenant's Support Person Douglas Smith engaged in private settlement discussions on the day of the hearing. The Parties advised that they reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation. The Tenant did not receive legal advice about this matter.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may issues with the Landlord's Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a Merits Hearing, but parties are aware of this and still wish to move forward with this Order on Consent.
- 2) The rent increased to \$1,011.88 on March 1, 2026. It is due on the 1st day of each month.
- 3) Based on the Monthly rent, the daily rent/compensation is \$33.27. This amount is calculated as follows: \$1,011.88 x 12 months, divided by 365 days.
- 4) The Tenant has paid \$3,775.22 to the Landlord since the application was filed, which includes payments from the Housing Stability Fund.
- 5) The rent arrears owing to March 31, 2026 are \$165.14.

- 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 \$736.05 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- 8) Interest on the rent deposit, in the amount of \$111.73 is owing to the Tenant for the period from January 12, 2018 to March 18, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$351.14 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order, the Tenant must move out of the rental unit on or before March 31, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$909.66. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$33.27 per day for compensation for the use of the unit starting March 19, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. 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.
8. 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.

9. This order is in full and final settlement of this application.

March 25, 2026
Date Issued

Denise Hannivan
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing to March 31, 2026	\$3,940.36
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,775.22
Total the Tenant must pay to continue the tenancy	\$351.14

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$3,527.34
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,775.22
Less the amount of the last month's rent deposit	- \$736.05
Less the amount of the interest on the last month's rent deposit	- \$111.73
Total amount owing to the Landlord	\$(909.66)
Plus daily compensation owing for each day of occupation starting March 19, 2026	\$33.27 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	