



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

File Number: LTB-L-002897-26

In the matter of: 58, 318 LAURIER AVE
MILTON ON L9T3M9

Between: BANK OF MONTREAL

Landlord

And

CAMILE HANNA JOY MALIG
ADRIAN CARLOS LOOR (a.k.a. ADRIEN
CARLOS LOOR)

Tenants

BANK OF MONTREAL (the 'Landlord') applied for an order to terminate the tenancy and evict CAMILE HANNA JOY MALIG and ADRIAN CARLOS LOOR (a.k.a. ADRIEN CARLOS LOOR) (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on March 24, 2026. The Landlords' legal representatives, Sean Beard, the Landlord's agent, Rachel Richards and the Tenants attended the hearing. The Tenants did not meet with Duty Counsel prior to the hearing.

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 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. On the application Bank of Montreal is named as the Landlord. The parties mutually requested to correctly identify Bank of Montreal as the Landlord. Therefore, throughout this order Bank of Montreal is referred to as the Landlord.
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$3,000.00. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12 months, divided by 365 days.
6. The rent arrears owing to March 31, 2026 are \$18,000.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,000.00 from the Tenants 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. The rent deposit will be deducted from the amount of arrears if the Tenants vacate the rental unit after March 31, 2026.
9. Interest on the rent deposit in the amount of \$72.04 is owing to the Tenants for the period from April 1, 2025 to March 31, 2026. If the Tenants vacate the rental unit after March 31, 2026 this amount will be deducted from the amount of arrears. If the Tenants vacate the rental unit before March 31, 2026 the Tenants waive this amount.

On consent it is ordered that:

1. The application is amended to identify the Landlord as Bank of Montreal.
2. The tenancy between the Landlord and the Tenants is terminated on March 31, 2026. The Tenants must move out of the rental unit on or before March 31, 2026.
3. 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.
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 April 1, 2026.
5. If the Tenants do not vacate the rental unit on or before March 31, 2026, the Tenants shall pay to the Landlord compensation of \$98.63 per day for the use of the unit starting April 1, 2026 until the date the Tenants move out of the unit.

If the Tenants vacate the rental unit on or before March 31, 2026

6. The Landlord shall waive all the arrears of rent for the period ending March 31, 2026 (\$18,000.00) plus the application filing fee (\$186.00) in exchange of the Tenants terminating the tenancy on or before March 31, 2026 and vacating the rental unit.

If the Tenants vacate the rental unit after March 31, 2026

7. On or before April 1, 2026, the Tenants shall pay to the Landlord \$15,113.96 which represents arrears of rent for the period ending March 31, 2026 (\$18,000.00), less the last month rent deposit (\$3,000.00) less the interest on the rent deposit (\$72.04) plus the application filing fee (\$186.00).

8. If the Tenants fail to make the payment on or before April 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 2, 2026 at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Floredana Ungureanu
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.