



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093251-25

In the matter of: 3676 ELLESMERE RD
SCARBOROUGH ON M1C1H6

Between: Property Management Partners Landlord

And

Joubert Moise Tenants
Amanda Campbell

Property Management Partners (the 'Landlord') applied for an order to terminate the tenancy and evict Joubert Moise and Amanda Campbell (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on March 24, 2026.

Before the start of the hearing the Landlord's agent Lorie Brodie, the Landlord's legal representative Charlotte Hengeveld and the Tenants Joubert Moise and Amanda Campbell engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. 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 total amount payable by the Tenants to the Landlord is \$9,339.24 which represents the following:
 - a) \$7,008.42 for arrears of rent owing up to March 31, 2026.
 - b) \$2,144.82 for arrears of utilities owing up to the date of the hearing; and
 - c) \$186.00 for the application filing fee.

2. The tenancy will terminate on a non-voidable basis and subject to standard enforcement provisions on May 31, 2026
3. The Landlord collected a rent deposit of \$1,644.06 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$13.81 is owing to the Tenants for the period from November 6, 2025, to March 31, 2026.
4. The rent deposit and all accrued interest will be deducted from the total amount payable making the balance owing by the Tenants to the Landlord **\$7,681.37** (\$9,339.24 - \$1644.06 - \$13.81).

It is ordered on consent that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$54.05 per day for the use of the unit starting April 1, 2026, to the date the Tenants move out of the unit.
5. The Tenants shall pay the Landlord the amount of \$7,681.57 plus all daily rent that accrued from April 1, 2026, to the date the Tenants moved out of the rental unit, in full on or before May 31, 2026.
6. If the Tenants fail to make payment in accordance with paragraph 5 of this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 5 shall become immediately due and payable, and the Tenants will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting June 1, 2026.

March 30, 2026
Date Issued

Diego Fernandez-Stoll
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 of the Tenants expires on December 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.