



Order under Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-094636-25-HR

In the matter of: Basement, 369 Rustic Road
North York, ON M6L1W6

Between: Antonio Ricciardi Landlord

and

Marco Chiminazzo Tenant

HEARING ORDER ON CONSENT

Antonio Ricciardi (the 'Landlord') applied in a combined L1 and N8-based L2 application, seeking an order to terminate the tenancy and evict Marco Chiminazzo (the 'Tenant') because the Landlord claimed that the Tenant did not pay the rent that he owes, and that the Tenant made persistently late payments of rent.

This application was heard by videoconference on March 18, 2026. The Landlord attended the hearing with his legal representative Damian Cordaie (paralegal). The Tenant also attended the hearing and spoke to tenant duty counsel before the hearing started.

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 consequences of the joint submission.

It is ordered on consent that:

1. The parties agreed to a non-voidable eviction order effective April 15, 2026. The tenancy is terminated as of April 15, 2026, and the Tenant shall move out of the rental unit on or by April 15, 2026.
2. The parties agreed that the monthly rent is \$400.00, due on the first (1st) day of each month. Based on the monthly rent, the daily compensation is \$13.15 per day, calculated as follows: (\$400.00 times 12 months) divided by 365 days.
3. The parties agreed there was no last month's rent deposit collected.
4. The parties agreed that there is currently \$4,800.00 in rent arrears owing (up to March 31, 2026), plus \$186.00 for reimbursement for the cost of filing the application. The parties agreed that the grand total currently owing for rent arrears and costs is **\$4,986.00**.

5. The Tenant shall pay the Landlord the total amount owing of \$4,986.00 on or by April 15, 2026. If the Tenant does not pay the full amount owing on or by April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 onwards at 4.00% annually on any balance outstanding.
6. If the Tenant does not vacate the rental unit on or by April 15, 2026, then the Tenant shall also pay the Landlord daily compensation of \$13.15 per day starting April 16, 2026 until the date the Tenant actually moves out of the rental unit or gets evicted by Sheriff enforcement.
7. If the Tenant does not vacate the rental unit on or by April 15, 2026, then starting April 16, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction can be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the rental unit to the Landlord on or after April 16, 2026.

April 1, 2026
Date Issued

Michelle Tan

Vice Chair, 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 16, 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.