



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

File Number: LTB-L-012382-26

In the matter of: 15 GODDEN ST
COLLINGWOOD ON L9Y 4S4

Between: CHRISOULA ZIDROS Landlord

and

SAMANTHA (SAM) DOWN Tenant

CHRISOULA ZIDROS (the 'Landlord') applied for an order to terminate the tenancy and evict SAMANTHA (SAM) DOWN (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

This application was scheduled for a videoconference hearing on April 8, 2026.

The Landlord's Representative Sophia Lavimodiere and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice about this application.

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) The current rent is \$1,537.50. It is due on the 1st day of each month.
- 2) Based on the monthly rent, the daily compensation is \$50.55. This amount is calculated as follows: \$1,537.50 x 12 months, divided by 365 days.
- 3) There is no last month's rent deposit.
- 4) The Tenant has already paid to the Landlord the rent for May 2026 and intends to pay the rent for June 2026 on or before April 20, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before June 30, 2026.**
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$50.55 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
5. This order is in full and final settlement of this application.

April 13, 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 of the Tenant expires on January 1, 2027 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.