



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

File Number: LTB-L-006721-26

In the matter of: 506, 125 CANON JACKSON DR
YORK ON M6M0C6

Between: DANIELS GATEWAY RENTAL COMMUNITIES Landlord

And

DANIQUE WHITELEY Tenants
ELVYLENA WHITELEY

DANIELS GATEWAY RENTAL COMMUNITIES (the 'Landlord') applied for an order to terminate the tenancy and evict DANIQUE WHITELEY and ELVYLENA WHITELEY (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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord, represented by Marie Galevski, the Landlord's agent, Genevieve Chessie and the Tenants, represented by Danique Whiteley engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The Tenants shall pay the Landlord \$15,950.00 for arrears of rent up to April 30, 2026, plus \$186.00 for the application filing fee and \$20.00 in NSF fees.
3. The Tenants shall pay to the Landlord the amount in accordance with paragraph 2 with the following schedule:
 - a) \$1,000.00 on or before April 14, 2026.

- b) \$2,975.00 on or before April 20, 2026.
 - c) \$8,000.00 on or before May 20, 2026.
 - d) \$4,181.00 on or before June 30, 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of May 31, 2026, or until all arrears are paid in full, whichever date is the earliest.
 5. The last month's rent deposit shall be applied to June 2026 rent.
 6. If the Tenants fail to make any one of the payments in accordance with paragraph 3(a), (b) and (c) of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants prior to June 30, 2026 and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.
 7. If the Tenants fail to make the payment in paragraph 3(d) of this order, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
 8. The Tenants shall also pay the Landlord compensation of \$97.81 per day for the use of the unit starting April 8, 2026, to the date the Tenants move out of the unit.
 9. 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.
 10. 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.

April 13, 2026
Date Issued

Cheryl Lavoie
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.