



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

File Number: LTB-L-005381-26

In the matter of: 1st Floor, 43 DONALD AVE
Toronto ON M6M1K2

Between: Nelson Da Mota Gaspar Landlord

And

Marta Sousa Tenant
Maria Sousa
Filipe Sousa

Nelson Da Mota Gaspar (the 'Landlord') applied for an order to terminate the tenancy and evict Marta Sousa, Maria Sousa and Filipe Sousa (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on March 30, 2026.

The Landlord, the Landlord's Legal Representative, Petar Guzina, and the Tenant's Legal Representative, Deborah Kingdon-Facey, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant terminates on April 30, 2026.
2. The last months rent deposit shall be applied to April 2026 rent.
3. The Landlord shall pay the interest on the last months rent deposit in the amount of \$40.18 to the Tenant on or before April 30, 2026.
4. If the Landlord does not pay the Tenant the full amount owing on or before April 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

6. 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 May 1, 2026.

April 20, 2026
Date Issued

Allana McComb
Member, 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 November 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.