



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012951-26

In the matter of: 328, 199 UPPER CANADA DR
TORONTO ON M2P1T3

Between: 199 Upper Canada Drive Limited c/o Minto
Management Ltd.

Landlord

And

Chinyere Mbah

Tenant

199 Upper Canada Drive Limited c/o Minto Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Chinyere Mbah (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 to be heard by videoconference on April 9, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Faith McGregor, and the Tenant, Chinyere Mbah, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,560.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$84.16. This amount is calculated as follows: $\$2,560.00 \times 12$, divided by 365 days.
4. The Tenant paid the Landlord \$186.00 for the cost of filing the application on March 20, 2026.

5. The Landlord collected a rent deposit of \$2,510.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit, in the amount of \$14.30 is owing to the Tenant for the period from January 1, 2026, to April 9, 2026.
7. The Parties agree that the last month's rent and the interest on the rent deposit will be applied to the last rental period of the tenancy which is April 2026 rent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. 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.
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 May 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$84.16 per day for the use of the unit starting May 1, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing Paragraph 4, the Tenant will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

April 20, 2026
Date Issued

Rachael Kukoyi
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 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.