



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007692-26

In the matter of: 155 NIAGARA ST
TORONTO ON M5V1C6

Between: Mira Connell Landlord

And

Daria Essop Tenant

Mira Connell (the 'Landlord') applied for an order to terminate the tenancy and evict Daria Essop (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 2, 2026. The following parties participated in the mediation: The Landlord, Mira Connell, the Tenant's Representative, Ali Ahmed, and the Tenant, Daria Essop.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$4,150.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$136.44. This amount is calculated as follows: $\$4,150.00 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$18,825.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$4,200.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$428.71 is owing to the Tenant for the period from July 15, 2020 to April 2, 2026.

9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and **the Tenant must move out of the rental unit on or before May 31, 2026.**
2. The Tenant shall pay to the Landlord \$10,505.17. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay the amount in paragraph 2 in accordance with the following payment schedule:
 - \$1,500.00 on or before the 15th day of each month for the period May 15, 2026, to October 15, 2026.
 - \$1,505.17 on or before November 1, 2026.
4. If the Tenant misses any one of the payments the balance will become due and owing on the day of the missed payment, the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.
5. The Tenant shall also pay the Landlord compensation of \$136.44 per day for the use of the unit starting April 3, 2026, until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 June 1, 2026.

April 27, 2026

Date Issued

Kevin Kordahi

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 expires on December 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$14,947.88
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,200.00
Less the amount of the interest on the last month's rent deposit	- \$428.71
Total amount owing to the Landlord	\$10,505.17
Plus daily compensation owing for each day of occupation starting April 3, 2026	\$136.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	