



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

File Number: LTB-L-099011-25

In the matter of: 1, 125 ROSEMOUNT AVE
TORONTO ON M6H2M8

Between: Diego Gulizia Landlord

And

John Woods Tenant

Diego Gulizia (the 'Landlord') applied for an order to terminate the tenancy and evict John Woods (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on April 20, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Allistair Trent, the Landlord Agents, Diego Gulizia and Mary Gulizia, and the Tenant participated in the mediation. The Tenant support person, Samera Mahanoud, was also present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. As of the hearing date, the Tenant was still in possession of the rental unit.
- B. The lawful rent is \$1,150.00. It is due on the 1st day of each month.
- C. Based on the Monthly rent, the daily rent/compensation is \$37.81. This amount is calculated as follows: \$1,150.00 x 12, divided by 365 days.
- D. The Tenant has paid \$7,226.00 to the Landlord since the application was filed.
- E. The rent arrears owing to April 30, 2026 are \$2,114.00.
- F. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- G. The Tenant already reimbursed the Landlord \$186.00 for filing the application.

H. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$2,300.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$3,450.00 if the payment is made on or before May 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after May 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 20, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,906.20. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlord compensation of \$37.81 per day for the use of the unit starting April 21, 2026 until the date the Tenant moves out of the unit.
 7. If the Tenant does not pay the Landlord the full amount owing on or before May 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 21, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before May 20, 2026, then starting May 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 9. 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 21, 2026.

April 27, 2026
Date Issued

Monica Dairo
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 November 21, 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 to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$9,526.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,226.00
Total the Tenant must pay to continue the tenancy	\$2,300.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 20, 2026

Rent Owing To May 31, 2026	\$10,676.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,226.00
Total the Tenant must pay to continue the tenancy	\$3,450.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$9,132.20
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,226.00
Total amount owing to the Landlord	\$1,906.20
Plus daily compensation owing for each day of occupation starting April 21, 2026	\$37.81 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	