



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105834-25

In the matter of: BASEMENT, 38 SAVARIN ST
SCARBOROUGH ON M1J1Z8

Between: EMILIANITA DOMIQUEL Landlord

And

TIFFANY GAGE-WEST Tenant

EMILIANITA DOMIQUEL (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANY GAGE-WEST (the 'Tenant') because

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 Application).

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

The application was scheduled to be heard by videoconference on April 21, 2026. The Landlord, the Landlord's legal representative Kimberly Covey, the Landlord's support person Hazel Jocson, and the Tenant, participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. 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 Landlord compensated the Tenant in the amount equal to one month's rent (as required for the L2 Application).
3. The lawful rent is \$2,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.

5. The rent arrears owing to April 30, 2026, are \$18,000.00.
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 \$2,200.00 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 (May 2026).
8. If there is interest owed to the Tenant for the deposit, it shall be applied to the last payment of the rental arrears, as detailed below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. 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.
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 June 1, 2026.
4. If the Tenant fails to vacate, the Tenant shall pay the Landlord compensation of \$72.33 per day for the use of the unit starting June 1, 2026, to the date the Tenant moves out of the unit.
5. Towards the rental arrears, the Tenant shall pay the Landlord \$18,386.00, representing the arrears of rent and costs, as follows:
 - a) Starting May 1, 2026, for a period of 45 consecutive months, the Tenant shall make monthly payments of \$400.00 to the Landlord due on or before the 1st day of every month.
 - b) The Tenant shall make one last payment of \$386.00 on or before February 1, 2030.
6. Should the Tenant fail to make the above-said payments in paragraph 5 in full and on time, the entire remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting on the date the amount was due. The Landlord has the right to collect the balance outstanding under this Order.

April 28, 2026
Date Issued

Isabelle Bouvier
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 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.