



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015099-26

In the matter of: 954 CORMORANT PATH
PICKERING ON L1X0P5

Between: Jennifer Satya-Charan Landlord

And

Vanessa Katherine Mantai Tenant

Jennifer Satya-Charan (the 'Landlord') applied for an order to terminate the tenancy and evict Vanessa Katherine Mantai (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 mediated by videoconference on April 14, 2026.

The Landlord Representative Yulia Molchanova, the Landlord Jennifer Satya-Charan and the Tenant Vanessa Katherine Mantai attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by April 30, 2026 by waiving the rent for February 2026.
3. Based on the monthly rent, the daily compensation is \$105.21. This amount is calculated as follows: \$3,200.00 x 12, divided by 365 days.
4. The Landlord collected a rent deposit of \$3,200.00 from the Tenant and this deposit will be used to satisfy the rent for the month of April 2026, which is the last month of the tenancy.

5. Interest on the rent deposit, in the amount of \$84.48 is owing to the Tenant for the period from February 26, 2025 to March 31, 2026.

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. The rent deposit shall apply to the month of April 2026, which is the last month of the tenancy.
3. The Landlord shall pay to the Tenant the interest owing in the amount of \$84.48 on or before April 30, 2026.
4. The Tenant shall also pay the Landlord compensation of \$105.21 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 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 24, 2026
Date Issued

Sarah Harriman
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 of the Tenant expires on November 6, 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.