



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010599-26

In the matter of: BASEMENT, 2188 FERGUSON ST
INNISFIL ON L9S1X6

Between: ELIZABETH (BETTY) MOUSSEAU Landlord

And

ANTONIO VICENTE Tenant

ELIZABETH (BETTY) MOUSSEAU (the 'Landlord') applied for an order to terminate the tenancy and evict ANTONIO VICENTE (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 scheduled to be heard by videoconference on April 22, 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, Brooke Stewart, and the Tenant, Antonio Vicente, 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. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$1,429.40. It was due on the 1st day of each month.
3. The Landlord has compensated the Tenant an amount equal to one month's rent on March 1, 2026.
4. Based on the monthly rent, the daily compensation is \$46.99. This amount is calculated as follows: \$1,429.40 x 12, divided by 365 days.

5. The Landlord collected a rent deposit of \$1,300.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$68.10 is owing to the Tenant for the period from January 2, 2024, to April 22, 2026.
6. The amount of the rent deposit and interest on the rent deposit will be applied to April 2026's rent.

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 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 \$46.99 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

April 24, 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.