



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

File Number: LTB-L-014575-26

In the matter of: Lower Unit, 26 EXPLORER WAY
THOROLD ON L2V0K1

Between: Felix Fullante
Erlinda Fullante Landlords

And

Nicole Henatyzen Tenant

Felix Fullante and Erlinda Fullante (the 'Landlords') applied for an order to terminate the tenancy and evict Nicole Henatyzen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 27, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlords' representative, Judith Callender, the Tenant, the Tenant's representative, Michael Scarlett, former tenant, Grace Pickering, and her father, David Pickering, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application. They requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The application is amended to remove the former tenant, Grace Pickering, as a party. This order reflects the amendment.
2. The tenancy is terminated in a final way and without voiding provisions. The Tenant will have until April 30, 2026 to vacate the rental unit.
3. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
5. The Tenant has paid \$5,000.00 to the Landlords since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$4,000.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlords collected a rent deposit of \$1,750.00 from the Tenant and this deposit is still being held by the Landlords.
9. Interest on the rent deposit, in the amount of \$87.85 is owing to the Tenant for the period from February 14, 2024 to April 27, 2026.
10. The rent deposit and interest owing on the rent deposit are applied to the arrears of rent because the tenancy is terminated.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. The Tenant shall pay to the Landlords \$2,146.01. 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 Landlords owe 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 also pay the Landlords compensation of \$59.18 per day for the use of the unit starting April 28, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlords the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords 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 Landlords on or after May 1, 2026.

April 29, 2026
Date Issued

Nancy Fahlgren
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 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

Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,797.86
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$5,000.00
Less the amount of the last month's rent deposit	- \$1,750.00
Less the amount of the interest on the last month's rent deposit	- \$87.85
Total amount owing to the Landlords	\$2,146.01
Plus daily compensation owing for each day of occupation starting April 28, 2026	\$59.18 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	