



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011750-26

In the matter of: 502, 25 WARRENDER AVE
ETOBICOKE ON M9B 5Z4

Between: Princess Gardens Apartments 25 Warrender Avenue Landlord

And

Loy Chantelle Kamaka Tenant

Princess Gardens Apartments 25 Warrender Avenue (the 'Landlord') applied for an order to terminate the tenancy and evict Loy Chantelle Kamaka (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on April 23, 2026. The Landlord's legal representative, Mark Ciobotaru and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing. Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful monthly rent is \$2,686.35. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.32. This amount is calculated as follows: \$2,686.35 x 12 months, divided by 365 days.
5. The rent arrears owing to April 30, 2026 are \$2,586.70.
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 in the amount of \$2,686.35 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be deducted from the amount of arrears.
8. Interest on the last month rent deposit, in the amount of \$252.44 is owing to the Tenant for the period from October 1, 2021 to April 30, 2026.
9. The tenant shall pay to the Landlord \$2,772.70 which represents arrears of rent for period ending April 30, 2026 (\$2,586.70) and the application fee (\$186.00).
10. After applying the last month's rent in the amount of \$2,686.35 toward the total arrears and costs of \$2,772.70, a remaining balance of \$86.35 is owed by the Tenant to the Landlord. This balance shall be deducted from the interest owed by the Landlord to the Tenant in the amount of \$252.44, leaving a remaining interest balance of \$166.09. The Tenant agrees to waive this remaining amount of \$166.09.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026. 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. If the Tenant does not vacate the rental unit on or before April 30, 2026, the Tenant shall pay to the Landlord compensation of \$88.32 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.

May 1, 2026
Date Issued

Floredana Ungureanu
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.