



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011308-26

In the matter of: B, 132 CARILLON ST
VANIER ON K1L5Y3

Between: 12919664 Canada Inc.

Landlord

And

Thaina Ihezagire Bernice
Ayomide Joshua Oyediran
Queen Bella Kazuba

Tenants

12919664 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Thaina Ihezagire Bernice, Ayomide Joshua Oyediran and Queen Bella Kazuba (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

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

The application was heard by videoconference on April 29, 2026. The Landlord's legal representative, Grace George, and the Tenants Ayomide Joshua Oyediran and Queen Bella Kazuba attended the hearing. The Tenants in attendance confirmed that they had authorization to act on behalf of Tenant Thaina Ihezagire Bernice.

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 parties agreed to terminate the tenancy on May 31, 2026.
2. The lawful rent is \$1,695.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily compensation is \$55.73. This amount is calculated as follows: \$1,695.00 x 12, divided by 365 days.

4. The Landlord agrees to waive the application filing fee.
5. The Landlord collected a rent deposit of \$1,695.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$34.13 is owing to the Tenants for the period from May 15, 2025 to April 29, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$1,729.13. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$55.73 per day for compensation for the use of the unit starting May 1, 2026 until the date the Tenants move out of the unit.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
4. 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.
5. 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.

May 7, 2026
Date Issued

Sandra Sabourin
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.