



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

File Number: LTB-L-016248-26

In the matter of: 58 GOSKIN CRT
SCARBOROUGH ON M1B1J3

Between: Rosalie Valena Landlords
Chandrathasan Sellathurai

And

Ronaldo Whitely Tenants
Alicia Whitely
Ricardo Morris

Rosalie Valena and Chandrathasan Sellathurai (the 'Landlords') applied for an order to terminate the tenancy and evict Ronaldo Whitely, Alicia Whitely and Ricardo Morris (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 4, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Rosalie Valena and the Tenant, Ricardo Morris participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,600.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$118.36. This amount is calculated as follows: \$3,600.00 x 12 months, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to May 31, 2026, are \$18,000.00.

6. Further to paragraph 5 above to clear part of the arrears owing, the Tenants will pay to the Landlords \$2,000.00 on or before the 15th day of each month in 4 equal monthly payments commencing May 15, 2026, up to and including August 15, 2026.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenants do not have the option to void this order by paying arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords 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 Landlords on or after September 1, 2026.
4. The Tenants shall pay to the Landlords \$15,059.44. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
5. The Tenants shall also pay the Landlords compensation of \$118.36 per day for the use of the unit starting May 5, 2026, until the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlords the full amount owing on or before August 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

May 7, 2026
Date Issued

Oluwatobi Abobarin
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 March 1, 2027, 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 Tenants must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$14,873.44
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$15,059.44
Plus daily compensation owing for each day of occupation starting May 5, 2026	\$118.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	