



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014809-26

In the matter of: Suite 703, 135 WYNFORD DR
NORTH YORK ON M3C0J4

Between: Mélanie Deslauriers Landlord

And

Trudy Pryce Tenant

Mélanie Deslauriers (the 'Landlord') applied for an order to terminate the tenancy and evict Trudy Pryce (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 30, 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, Haseeb Ullah, the Landlord, Mélanie Deslauriers, and the Tenant, Trudy Pryce, 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$3,095.00. It is due on the 15th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$101.75. This amount is calculated as follows: \$3,095.00 x 12, divided by 365 days.
4. In settlement of the Section 82 issues up to the hearing date, the Tenant received a credit of \$1,000.00 as a waiver for part of the arrears.
5. The rent arrears owing to May 14, 2026, are \$17,360.00.
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 of \$3,095.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$162.14 is owing to the Tenant for the period from January 10, 2024, to April 30, 2026.
9. The tenant agrees to pay the Landlord through e-transfer method to the email: meldeslo@gmail.com

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 May 31, 2026.
2. 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.
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 June 1, 2026.
4. The Tenant shall pay to the Landlord \$12,821.86. 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 Landlord owes on the rent deposit, and the credit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
5. The Tenant shall also pay the Landlord compensation of \$101.75 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

Additional Terms

6. The Tenant shall pay the \$12,821.86, in paragraph 4 in accordance with the following schedule:
 - a. \$1,000.00 on or before May 1, 2026;
 - b. \$750.00 a month on or the before the 15th of each month, beginning June 15, 2026, up to and including August 15, 2027; and
 - c. \$571.86 on or before September 15, 2027.
7. If the Tenant fails to make payment in accordance with paragraph 6(a) of this order, then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears of rent, NSF fees and related charges that became owing after April 30, 2026. This may result in the Board issuing an order that terminates the tenancy before May 31, 2026.

8. If the Tenants do not make any payment in accordance with paragraphs 6 (b) or (c) of this order, the full amount owing under paragraph 6 of this order will immediately become due and owing to the Landlord and the Tenants will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

May 8, 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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Hearing Date	\$16,893.00
Application Filing Fee	\$186.00
Less the Credit (part waiver of rent)	-1,000.00
Less the amount of the last month's rent deposit	- \$3,095.00
Less the amount of the interest on the last month's rent deposit	- \$162.14
Total amount owing to the Landlord	\$12,821.86
Plus daily compensation owing for each day of occupation starting May 1, 2026	\$101.75 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	