



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

File Number: LTB-L-015635-26

In the matter of: 4, 83 GOSFORD BLVD
NORTH YORK ON M3N2G9

Between: GOSFORD PROPERTY MANAGEMENT INC. Landlord

And

BELINDA KODUAH Tenant

GOSFORD PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict BELINDA KODUAH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 6, 2026. Employee, Sandra Katz, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information and agreed facts:

1. The Landlord served the Tenant with a Notice of Termination (Form N4) for non-payment of rent.
2. The current monthly rent effective May 1, 2026 is \$2,433.16. Per Diem: \$79.99
3. The parties agree to terminate the tenancy effective May 31, 2026 with enforcement provisions effective June 1, 2026.
4. The parties agree the Tenant owes rent arrears of \$6,642.26 for the period ending May 31, 2026 plus \$186.00 for the Landlord filing costs less \$2,433.16 for the Last Month's Rent deposit, totalling \$4,395.10.
5. The parties agree the Tenant will be ordered to pay the Landlord \$4,395.10 by May 31, 2026 with interest provisions commencing June 1, 2026.

6. The Tenant agrees on or before May 31, 2026, to: (1) voluntarily move out of the unit (2) leave the unit in a reasonable condition (3) remove all the personal belongings, including the garbage and (4) return the unit keys to the Landlord.
7. If the Tenant has not vacated the unit by May 31, 2026, the Tenant will be required to pay \$79.99 per diem commencing June 1, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, effective May 31, 2026. 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 the Landlord compensation of \$79.99 per day for the use of the unit starting June 1, 2026 to the date the Tenant moves out of the unit.
5. The Tenant shall pay the Landlord \$4,395.00 on or before May 31, 2026 comprised of rent arrears to May 31, 2026 (\$6,642.26) plus the Landlord's filing costs (\$186.00) less the Last Month's Rent deposit (\$2,433.16).
6. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding

May 20, 2026
Date Issued

Shawn Hayman
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 30, 2026 if the order has not been filed with the Court Enforcement Office (Sheriff) that has the territorial jurisdiction where the rental unit is located.