



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

File Number: LTB-L-013649-26

In the matter of: 148 ANGIER CRES
AJAX ON L1S7R5

Between: Martha Torres Landlord

And

Dionne Nadia Antoine Gibson Tenant

Martha Torres (the 'Landlord') applied for an order to terminate the tenancy and evict Dionne Nadia Antoine Gibson (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was scheduled to be heard by videoconference on May 7, 2026.

The Landlord attended with the Landlord's Representative, Giuseppe Rizzuto. The Tenant was present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. Based on the monthly rent, the daily compensation is \$101.10. This amount is calculated as follows: \$3,075.00 x 12, divided by 365 days.
2. The Landlord has compensated the Tenants an amount equal to one month's rent as of January 10, 2026.
3. The Landlord collected a rent deposit of \$3,075.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period of the tenancy, July 15, 2026, to August 14, 2026.

4. The Landlord waives the compensation of \$101.10 for May 15, 2026.
5. Interest on the rent deposit, in the amount of \$303.79, is owing to the Tenant for the period from October 15, 2021, to May 7, 2026. The Landlord will pay the Tenant the full amount owing on or before August 15, 2026.
6. If the Tenant intends to vacate the rental unit before August 15, 2026, the Tenant will provide the Landlord with at least 10 days notice prior to moving out.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 15, 2026.
2. If the unit is not vacated on or before August 15, 2026, then starting August 16, 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 August 16, 2026.

May 15, 2026
Date Issued

Eno Ubia
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 February 16, 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.