



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

File Number: LTB-L-017123-26

In the matter of: 4, 36 ROSECLIFFE AVE
YORK ON M6E1K9

Between: BEL AIR INVESTMENT LTD C/O IPG MANAGEMENT GROUP INC Landlord

And

Maria Da Silva Tenant

BEL AIR INVESTMENT LTD C/O IPG MANAGEMENT GROUP INC (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Da Silva (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on May 11, 2026.

The Landlord's legal representative, Allistair Trent, the Landlord's legal agent, Mary Scott, and the Tenant, Maria Da Silva, attended the hearing.

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 consequences of the joint submission.

The parties agreed:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The parties requested a non-voidable eviction order with an eviction date of May 31, 2022. Based on the monthly rent, the daily compensation is \$32.83. This amount is calculated as follows: \$998.68 x 12, divided by 365 days.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord is waiving the application fee in paragraph 4 above.

5. The Landlord collected a rent deposit of \$988.68 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit has been applied so it matches the current rent.

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 May 31, 2026.
2. The Landlord shall apply the Tenants' rent deposit to the rent owing for the period of May 1 - 31, 2026.
3. The Tenant shall also pay the Landlord compensation of \$32.83 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
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 12, 2026
Date Issued

John Russett
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.