



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

File Number: LTB-L-020969-26

In the matter of: 107 B, 4655 METCALFE AVE
MISSISSAUGA ON L5M0Z7

Between: SEBASTIAN ANTAO Landlord
LIVIA ANTAO

And

OGHENEMAGAN APRESAI Tenant
BOMA APRESAI

SEBASTIAN ANTAO and LIVIA ANTAO (the 'Landlord') applied for an order to terminate the tenancy and evict OGHENEMAGAN APRESAI and BOMA APRESAI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 19, 2026.

The Landlords representative Mr. Khan and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and Tennat is terminated on June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. Outstanding arrears and filing fees to May 31, 2026, are in the amount of \$21,186.00. The Tenant will pay as follows:
 - (a) On or before, June 7, 2026, the Tenant will pay \$3,000.00 representing arrears:
 - (b) On or before, June 30, 2026, the Tenant will pay the balance of outstanding arrears and filing fees.

5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
6. The Tenant shall also pay the Landlord daily compensation for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
7. The Landlord reserves the right to collect the monies at any time.

May 20, 2026

Date Issued

Suzy Franklyn

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 January 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.

