



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

File Number: LTB-L-029217-26

In the matter of: 234 RASPBERRY PL
WATERLOO ON N2V0H3

Between: SIDDHARTH THAKORE Landlord
MAITREYEE THAKORE

And

LEONEL MANSILLA GUTIERREZ Tenant
CAMILA ARMIJO DIAZ

SIDDHARTH THAKORE and MAITREYEE THAKORE (the 'Landlord') applied for an order to terminate the tenancy and evict LEONEL MANSILLA GUTIERREZ and CAMILA ARMIJO DIAZ (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

SIDDHARTH THAKORE and MAITREYEE THAKORE (the 'Landlord') applied for an order to terminate the tenancy and evict LEONEL MANSILLA GUTIERREZ and CAMILA ARMIJO DIAZ (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy (L3 Application).

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord in this decision’s title of proceedings. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant in this decision’s title of proceedings.

The application was scheduled to be heard by video conference on May 20, 2026. The Landlords were present and were represented by Damian Cordaie. The Tenants were also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, 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 terms and consequences of their consent.

The Parties Agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears

owing by the termination date in the N4 Notice or before the date the application was filed (L1 Application).

- b. The Landlord and Tenant entered into an agreement to terminate the tenancy as of March 31, 2026, and the Tenant did not move out of the rental unit by the termination date set out in the agreement (L3 Application).
- c. As of the hearing date, the Tenant was still in possession of the rental unit.
- d. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by June 1, 2026.
- e. The lawful rent is \$3,700.00. The rent is due on the 1st day of each month.
- f. Based on the Monthly rent, the daily rent/compensation is \$121.64. This amount is calculated as follows: \$3,700.00 x 12, divided by 365 days.
- g. The Parties mutually agreed that the rent due for February 2026, and June 1st, 2026, will be waived.
- h. The Parties mutually agreed that the rent deposit was applied to the month of March 2026.
- i. The rent arrears owing by the Tenant for the months of April and May 2026, including the \$186.00 application filing fee are \$7,586.00.
- j. Interest is due on the deposit in the amount of \$38.66 and must be deducted from the rent arrears, resulting in the arrears being due in the amount of \$7,547.34.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$7,547.34 for arrears of rent up to May 31, 2026, including the application filing fee.
- 2. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before June 1, 2026.
- 3. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.
- 4. If the unit is not vacated on or before June 1, 2026, then starting June 2, 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 2, 2026.

May 28, 2026
Date Issued

Helen Giannini
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 2, 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.