



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

File Number: LTB-L-023335-26

In the matter of: 3, 266 Des Peres-Blancs Avenue
Vanier ON K1L7L5

Between: Jose Geraldes Landlord

And

Mazambi Kakutu Bienvenu Tenant

Jose Geraldes (the 'Landlord') applied for an order to terminate the tenancy and evict Mazambi Kakutu Bienvenu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 26, 2026.

The Landlord's Agent, Betty Geraldes, attended on behalf of the Landlord.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenant vacated the rental unit on April 30, 2026 and the tenancy terminated on that date.
2. The lawful rent at the time the tenancy was terminated was \$1,127.00.
3. The total amount the Tenant owes to the Landlord is \$6,552.54 including rent arrears (\$6,366.54) and costs (\$186.00) up to May 31, 2026.
4. The Landlord collected a rent deposit of \$1,050.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$121.60 is owing to the Tenant for the period from April 1, 2022 to April 30, 2026.
6. Payments will be made via e-transfer to bettygeraldes@hotmail.com.

7. The Tenant will arrange to meet the Landlord at the rental unit on or before May 31, 2026 to return all rental unit keys to the Landlord.

On consent, it is ordered that:

1. The tenancy is terminated as of April 30, 2026, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay \$5,380.94 to the Landlord. This amount is calculated as follows:
 - \$6,366.54 – rent owing to April 30, 2026; plus
 - \$186.00 – application filing fee; minus
 - \$1,050.00 – last month's rent deposit; minus
 - \$121.60 – interest on last month's rent deposit.
3. The Tenant shall pay the amount in paragraph 2 to the Landlord as follows:
 - \$1,100.00 – on or before June 22, 2026;
 - \$1,200.00 – on or before July 20, 2026;
 - \$1,200.00 – on or before August 20, 2026;
 - \$1,500.00 – on or before September 20, 2026; and
 - \$380.94 – on or before October 18, 2026.
4. If the Tenant does not make any of the required payments in full and by the applicable deadline, the full outstanding balance will become due and owing, and the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Angela McLaughlin
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.