



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

File Number: LTB-L-018840-26

In the matter of: 24 TRALEE ST
BRAMPTON ON L6Z2Z5

Between: Sia Duong Landlord

And

Alicia Savory-Antwi Tenant
Bosscarino Antwi

Sia Duong (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Savory-Antwi and Bosscarino Antwi (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.

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Liam Walker, and the Tenant, Bosscarino Antwi, on behalf of both Tenants, were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On February 23, 2026, the Landlord gave the Tenant an N12 notice of termination with the termination date of April 30, 2026.
3. Based on the monthly rent, the daily compensation is \$55.54. This amount is calculated as follows: \$1,689.20 x 12, divided by 365 days.

4. The Landlord collected a rent deposit of \$1,550.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$161.69 is owing to the Tenant for the period from August 1, 2020 to May 28, 2026.
5. The amount of the rent deposit (\$1,550.00) shall be applied to September 2026 rent (\$1,689.20). The balance owing for September 2026 rent in the amount of \$139.20 shall be waived.
6. The Landlord shall waive the monthly rents for June 2026, July 2026 and August 2026.
7. The Landlord shall apply the rent deposit to September 2026.
8. The Landlord shall waive the per diem rent for October 1, 2026 in the amount of \$55.54.
9. The Tenant shall waive the right to collect the interest on the last month's rent deposit in the amount of \$161.69.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 1, 2026.
2. The Landlord shall waive the monthly rents for June 2026, July 2026 and August 2026.
3. The Landlord shall apply the last month's rent deposit in the amount of \$1,550.00 to September 2026 rent (1,689.20) which leaves an outstanding balance of \$139.20.
4. The Landlord shall waive the right to collect the outstanding balance owing in paragraph 3 above.
5. The Landlord shall waive the per diem rent for October 1, 2026 in the amount of \$55.54.
6. The Tenant shall waive the right to collect interest on the last month's rent deposit in the amount of \$161.69.
7. The Landlord shall provide the Tenant with a general reference letter on or before June 14, 2026.
8. If the unit is not vacated on or before October 1, 2026, then starting October 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 October 2, 2026.
10. If the Tenant fails to vacate the unit on October 1, 2026, the Tenant shall pay the Landlord compensation of \$55.54 per day for the use of the unit starting October 2, 2026 until the date the Tenant moves out of the unit.
11. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

June 5, 2026
Date Issued

Michelle Forrester
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 April 2, 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.