



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029079-26
LTB-L-003917-26

In the matter of: 889 LIVERPOOL RD
PICKERING ON L1W 1S5

Between: Bramauer Investments Ltd. Landlord

and

Michaela Mathurin Tenant

Bramauer Investments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Michaela Mathurin (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application – LTB-L-029079-26), and;
- the Tenant did not pay the rent that the Tenant owes (L1 Application – LTB-L-003917-26).

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

The parties attended a hearing scheduled for the L2 application (LTB-L-029079-26) on June 3, 2026 by videoconference.

The Landlord's Representative Sriram Rangan and the Tenant engaged in private settlement discussions. The parties advised that they reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation. The L1 application (LTB-L-003917-26) was brought forward for mediation with the consent of the parties.

The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on both applications.

Agreed Facts:

- 1) The current rent is \$3,300.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$108.49. This amount is calculated as follows: \$3,300.00 x 12 months, divided by 365 days.
- 3) The rent arrears owing to June 30, 2026 \$23,560.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) There is no last month's rent deposit.
- 6) If the Tenant vacates the unit by June 30, 2026, the Landlord will waive collection of all arrears and costs owed up to June 30, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before June 30, 2026.**
2. If the Tenant does not vacate the unit on or before June 30, 2026, the Tenant shall pay to the Landlord \$23,746.00. This amount includes rent arrears owing up to June 30, 2026 and the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount per paragraph 2 of this order owing on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant shall also pay the Landlord compensation of \$108.49 per day for the use of the unit starting July 1, 2026 to the date the Tenant moves out of the unit.
5. 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.
6. 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.

7. This order is in full and final settlement of both applications.

June 5, 2026
Date Issued

Denise Hannivan
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.