



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

File Number: LTB-L-024191-26

In the matter of: 402, 2400 BATHURST ST
TORONTO ON M6B2Y7

Between: AKELIUS CANADA LTD. Landlord

And

ANN MARGARET JAVIER SENO Tenant
OLIMPEDES AMPARO SENO

AKELIUS CANADA LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict ANN MARGARET JAVIER SENO and OLIMPEDES AMPARO SENO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on June 4, 2026 .

The Landlords representative Ms. Marchionne and the Tenant attended the hearing

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$1,806.56 if the payment is made on or before June 30, 2026.
3. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 30, 2026.**
4. If the Tenant does not void the order, the Landlord shall pay to the Tenant \$593.41. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
5. The Tenant shall also pay the Landlord compensation of \$90.92 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

6. 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.
7. 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.
8. 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.

June 8, 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.

