



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

File Number: LTB-L-025837-26

In the matter of: 217, 7 GLAMORGAN AVE
Toronto ON M1P2N1

Between: TORONTO COMMUNITY HOUSING CORP Landlord

And

Ani Woodley Tenant

TORONTO COMMUNITY HOUSING CORP (the 'Landlord') applied for an order to terminate the tenancy and evict Ani Woodley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 2, 2026. The following parties participated in the mediation: The Landlord's agent, Dale Maingot and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties' agreement to terminate the tenancy as of June 3, 2026.
2. The lawful rent is \$1,419.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$46.65. This amount is calculated as follows: \$1,419.00 x 12, divided by 365 days.
4. The rent arrears owing to June 30, 2026 are \$11,411.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before June 3, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application.
3. As of the date of the hearing, the Tenant owes the Landlord \$10,271.30. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$46.65 per day for the use of the unit starting June 3, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 4, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 3, 2026, then starting June 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 4, 2026.

June 11, 2026

Date Issued

Rolland Roopchand

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 December 23, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To June 2, 2026	\$10,085.30
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$10,271.30
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$46.65 (per day)