



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

File Number: LTB-L-028497-26

In the matter of: 2, 587 DIGBY AVE
OSHAWA ON L1G1W7

Between: 2473767 Ontario Inc. Landlord

And

Tito Sealy Tenants
Pamela Sealy

2473767 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tito Sealy and Pamela Sealy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 8, 2026, by video conference, at which time the parties engaged in private settlement discussions.

The Landlord's Legal Representative, Marshall Yarmus, and the Tenant, Tito Sealy, on behalf of both Tenants were present and reached an agreement and requested an order on consent. I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,466.96. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$48.23. This amount is calculated as follows: \$1,466.96 x 12, divided by 365 days.
4. The rent arrears owing to June 30, 2026, are \$15,985.66.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The total rent arrears and costs owing to June 30, 2026, are \$16,171.66.
7. The Landlord collected a rent deposit of \$1,290.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$180.16 is owing to the Tenants for the period from November 1, 2018, to June 8, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$16,171.66 if the payment is made on or before June 29, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 29, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 29, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$13,620.38. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$48.23 per day for the use of the unit starting June 9, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 29, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 30, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 29, 2026, then starting June 30, 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 June 30, 2026.

June 18, 2026
Date Issued

Johnnise Fenton
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 expires on December 31, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 29, 2026

Rent Owing to June 30, 2026	\$15,985.66
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$16,171.66

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$14,904.54
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,290.00
Less the amount of the interest on the last month's rent deposit	- \$180.16
Total amount owing to the Landlord	\$13,620.38
Plus, daily compensation owing for each day of occupation starting June 9, 2026	\$48.23 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	