



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

File Number: LTB-L-031769-26

In the matter of: MAIN FLOOR, 1170 MOY AVE
WINDSOR ON N9A2P5

Between: CARLOS FRANCISCO PAREJA FIGUEREDO Landlords
ELIZABETH REGINA CUERVO ARIZA

And

DAWNYA ELIZABETH HACHEY Tenant

CARLOS FRANCISCO PAREJA FIGUEREDO and ELIZABETH REGINA CUERVO ARIZA (the 'Landlords') applied for an order to terminate the tenancy and evict DAWNYA ELIZABETH HACHEY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on June 17, 2026. The Landlords' representative Anome Mehrabian, the Tenant Dawnya Elizabeth Hachey, and the Tenant's representative Somayeh Rasouli engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits

Agreed facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,550.00.
3. Based on the Monthly rent, the daily rent/compensation is \$50.96. This amount is calculated as follows: $\$1,550.00 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$6,200.00.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlords collected a rent deposit of \$1,550.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Any interest that is owed to the Tenant for the rent deposit is to be applied to the arrears.
9. The parties agree to terminate this tenancy on July 31, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after August 1, 2026.
4. The Tenant shall also pay the Landlords compensation of \$50.96 per day for the use of the unit starting August 1, 2026 to the date the Tenant moves out of the unit.
5. As of the date of the hearing, the Tenant owes the Landlords \$6,386.00.
6. If the Tenant does not pay the Landlords the full amount owing under paragraph 5 on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Isabelle Bouvier
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 February 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.