



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029738-26

In the matter of: 1, 1158 WESTON RD
YORK ON M6M4P4

Between: 2466581 ONTARIO INC. Landlord

And

KAYLIA WRIGHT Tenant

2466581 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KAYLIA WRIGHT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Mediation was held on June 11, 2026. The following parties participated in the mediation: The Landlord's representative, Ashley Cassidy 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. The rent is \$1,695.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$55.73. This amount is calculated as follows: \$1,695.00 x 12, divided by 365 days.
3. The rent arrears owing to June 30, 2026 are \$8,475.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,695.00 from the Tenant 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.
6. Interest on the rent deposit, in the amount of \$45.74 is owing to the Tenant for the period from February 28, 2025 to June 11, 2026.

7. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

On consent of the parties, it is ordered 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. The last month's rent deposit being held by the Landlord shall be applied to the rental period of June 2026.
3. The Tenant shall pay to the Landlord \$6,920.26, which represents the arrears of rent (\$8,475.00), plus the filing fee (\$186.00), less the rent deposit (\$1,695.00), less the interest on the rent deposit (\$45.74), for the period ending June 30, 2026.
4. The Tenant shall also pay the Landlord compensation of \$55.73 per day for the use of the unit starting July 1, 2026 to the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord the total amount set out in paragraph 3 in accordance with the following schedule:
 - \$250.00 on or before the 25th day of each month beginning July 25, 2026, until the arrears are paid in full.
6. If the Tenant fails to make the payment required in paragraph 5 in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding. The Landlord has the right to collect the balance outstanding under this Order.
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 25, 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 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.