



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

File Number: LTB-L-034861-26

In the matter of: 32 CASA NOVA DR
WOODBRIIDGE ON L4H2Z9

Between: Clara Yim Chee Mak Landlord

And

Yenni Aguirre Molina Tenants
Jorge Antonio Carmona Uribe

Clara Yim Chee Mak (the 'Landlord') applied for an order to terminate the tenancy and evict Yenni Aguirre Molina and Jorge Antonio Carmona Uribe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on June 24, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO). The Landlord, Clara Yim Chee Mak, the Landlord's Legal Representative, Anome Mehrabian, the Tenant, Yenni Aguirre Molina were present. The Tenant, Yenni Aguirre Molina represented on behalf of all Tenants. The parties also agreed on consent to utilize Robert Di-lisi, licenced paralegal as their Spanish interpreter during mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

The parties agreed on consent to amend the application regarding the last month's rent deposit. There is no last month's rent deposit.

The parties reached consent on non-voidable order with termination date of June 30, 2026.

The Tenants elected the termination date.

The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.

As of the hearing date, the Tenants were still in possession of the rental unit.

The lawful rent is \$4,818.00. It is due on the 6th day of each month.

Based on the Monthly rent, the daily rent/compensation is \$158.40. This amount is calculated as follows: \$4,818.00 x 12, divided by 365 days.

The Tenants have not made any payments since the application was filed.

The rent arrears owing to July 5, 2026, are \$28,908.00.

The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

The total rent arrears and costs owing to July 5, 2026, are \$29,094.00.

The daily rent from July 1, 2026, to July 5, 2026 for \$792.00 will be deducted from the total rent arrears owing to the Landlords. \$29,091.00 minus \$792.00= \$28,302.00.

The total rent arrears and costs owing to June 30, 2026, are \$28,302.00.

It is ordered that:

1. This is a non-voidable order.
2. The tenancy between the Landlord and the Tenants is terminated on June 30, 2026
3. The Tenants must move out on or before June 30, 2026.
4. 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.
5. 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.
6. The Tenants shall pay to the Landlord \$28,302.00. This amount includes rent arrears owing up to June 30, 2026, and the cost of filing the application.
7. If the Tenants do not pay the Landlord the full amount owing in paragraph 6 of this order on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

8. The Tenants shall also pay the Landlord compensation of \$158.40 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.

June 29, 2026
Date Issued

Maryam Cooper
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 July 5, 2026

Rent Owing to July 5, 2026	\$28,908.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$29,094.00