



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

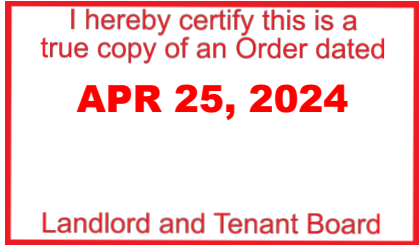
File Number: LTB-L-092288-23

In the matter of: Basement unit, 28 Silverstream Road
Brampton ON L6Z3W5

Between: Babatunde Orebe
Folakemi Jiboye

And

Darren Mclean



Landlord

Tenant

Babatunde Orebe and Folakemi Jiboye (the 'Landlord') applied for an order to terminate the tenancy and evict Darren Mclean (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 11, 2024.

The Landlords and the Tenant attended the hearing. Saron Navratil appeared as the legal representative of the Landlord

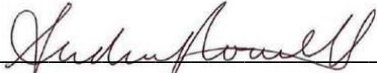
The parties before the LTB consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective April 30, 2024.
2. The last month's rent deposit shall be applied to rent for April 2024.
3. If the unit is not vacated on or before April 30, 2024, then starting May 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 1, 2024
5. The Tenant shall pay to the Landlord \$10,036.00 for arrears of rent up to the date of termination and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 on or before April 30, 2024.

7. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2024, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2024 at 7.00% annually on the balance outstanding.
8. If the Tenant does not give the Landlord vacant occupancy by the termination date, the Tenant shall also pay the Landlord compensation of \$36.16 per day for the use of the unit starting May 1, 2024 until the date the Tenant moves out of the unit

April 25, 2024
Date Issued



Andrew Rowell
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 November 1, 2024 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