



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-017271-24 & LTB-L-092352-23

In the matter of: Main floor, 28 Silverstream Road
Brampton ON L6Z3W5

Between: Babatunde Orebe
Folakemi Jiboye

And

Kevin Desmond

I hereby certify this is a
true copy of an Order dated
APR 29, 2024
Landlord and Tenant Board

Landlord

Tenant

Babatunde Orebe and Folakemi Jiboye (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Desmond (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant did not pay the rent that the Tenant owes

Babatunde Orebe and Folakemi Jiboye (the 'Landlord') also applied for an order requiring Kevin Desmond (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

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

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

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective May 31, 2024.
2. The last month's rent deposit shall be applied to rent for May 2024.

3. If the unit is not vacated on or before May 31, 2024, then starting June 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 June 1, 2024,
5. The Tenant shall pay to the Landlord \$12,186.00 for arrears of rent up to April 30, 2024 and costs.
6. The Tenant shall also pay the Landlord \$2035.16 in consideration of outstanding utility charges.
7. The total amount the Tenant shall pay the Landlord is \$14,221.16.
8. The Tenant shall pay to the Landlord the amount set out in paragraph 7 on or before May 31, 2024.
9. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2024, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2024 at 7.00% annually on the balance outstanding
10. If the Tenant does not give the Landlord vacant occupancy by the termination date, the Tenant shall also pay the Landlord compensation of \$65.75 per day for the use of the unit starting May 1, 2024 until the date the Tenant moves out of the unit.

April 29, 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 of the Tenant expires on December 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.