



Order under Section 69 Residential Tenancies Act, 2006

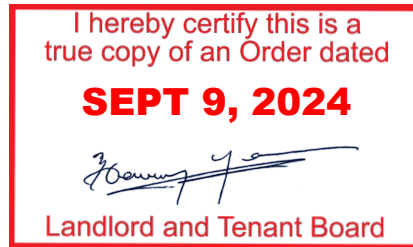
File Number: LTB-L-023795-24

In the matter of: BSMT, 47 CRIMSON FOREST DR
MAPLE ON L6A4C4

Between: Edden Yavelberg

And

Olamiji Iyanda



Landlord

Tenant

Edden Yavelberg (the 'Landlord') applied for an order to terminate the tenancy and evict Olamiji Iyanda (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 16, 2024.

The Landlord and Landlord's Legal Representative, Dan Schofield, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. This Order resolves all issues with the Tenancy. The parties agree to a full and final release. The Tenant agrees to waive any right to pursue a claim against the Landlord in any legal venue.
2. The tenancy between the Landlord and the Tenants is terminated as of August 30, 2024. The Tenants must move out of the rental unit on or before September 1, 2024.
3. If the unit is not vacated on or before August 30, 2024, then starting September 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 September 1, 2024.
5. The parties agree the arrears of rent and costs up to July 31, 2024 are \$7,186.00 and costs. The Landlord agrees to waive all arrears along with the filing fee. This waiver is conditional on the Tenant vacating the unit on or before August 30, 2024. In the event the Tenant does not vacate the unit on or before August 30, 2024, all arrears and costs will become due immediately.

6. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy as the tenancy is terminated on August 30, 2024.
7. Interest on the rent deposit, in the amount of \$72.23 is owing to the Tenant for the period from August 14, 2022 to July 16, 2024. This shall be applied to the arrears prior to any waiver of amounts owing.
8. The Tenants shall also pay to the Landlord \$49.32 per day for the use of the unit starting September 1, 2024, until the date the Tenants move out of the unit.
9. On September 1, 2024, the Tenant will start to owe interest on any arrears and costs owing. This will be simple interest calculated from September 1, 2024 at 7.00% annually on the balance outstanding.

September 9, 2024
Date Issued



Henry Yeung
Member, 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.