



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

File Number: LTB-L-044660-24

In the matter of: 143 TORBARRIE RD
NORTH YORK ON M3L1G8

Between: RAFFY JOSEPH PADUA
LARRY FRANCIS GABE

And

LUCELIA DE CARVALHO GONCALVES

I hereby certify this is a
true copy of an Order dated
OCT 18, 2024
Landlord and Tenant Board

Landlords

Tenant

RAFFY JOSEPH PADUA and LARRY FRANCIS GABE (the 'Landlords') applied for an order to terminate the tenancy and evict LUCELIA DE CARVALHO GONCALVES (the 'Tenant') because the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on October 8, 2024. Landlord Raffy Joseph Padua and the Landlords' representative, Berkan Altun, attended the hearing. The Tenant and the Tenant's representative, Ricardo Colonnese, also attended the hearing.

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

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 31, 2024.
2. If the unit is not vacated on or before December 31, 2024, then starting January 1, 2025, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after January 1, 2025.
4. The Tenant shall pay the Landlords compensation of \$87.62 per day for the use of the unit starting October 9, 2024 until the date the Tenant moves out of the unit.
5. The Landlords owe the Tenant \$2,767.97, representing the rent deposit of \$2,600.00, and the interest on the rent deposit of \$167.97 for the period from September 1, 2021 to October 8, 2024. The amount of \$2,767.97 shall be deducted from the total compensation owed by the Tenant in paragraph 4 of this order.

6. If the Tenant or the Landlords do not pay to the other the full amount owing on or before December 31, 2024, the Tenant or the Landlords will start to owe interest. This will be simple interest calculated from January 1, 2025 at 6.00% annually on the balance outstanding.

October 18, 2024
Date Issued

Frank Ebner
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on July 1, 2025 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.