



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

File Number: LTB-L-066619-24

In the matter of: 5, 6520 CORFU RD
MISSISSAUGA ON L5N3B4

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

Between: ADEOLA ODUYEMI

Landlord

And

ADENIYI OLADAPO RENNAIYE

Tenant

ADEOLA ODUYEMI (the 'Landlord') applied for an order to terminate the tenancy and evict ADENIYI OLADAPO RENNAIYE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on November 21, 2024, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO). The Landlord and the Tenant were present.

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.

The parties agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 15, 2024. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,850.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to November 15, 2024, are \$9,955.50.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,850.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$33.18 is owing to the Tenant for the period from May 30, 2024, to November 15, 2024.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 15, 2024, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$7,258.32. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit have been deducted from the amount owing by the Tenant.
3. If the Tenant does not pay the Landlord the full amount owing on or before December 10, 2024, the Tenant will start to owe interest. This will be simple interest calculated from December 11, 2024, at 6.00% annually on the balance outstanding.

November 29, 2024
Date Issued



Roxanne Theriault
Hearings Officer, Landlord and Tenant Board

15 Grosvenor St, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated.

Rent Owing to Move Out Date	\$9,955.50
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,850.00
Less the amount of the interest on the last month's rent deposit	- \$33.18
Total amount owing to the Landlord	\$7,258.32