



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

**File Number:** LTB-L-088672-24

**In the matter of:** 207, 158 FRONT ST E  
TORONTO ON M5A0K9

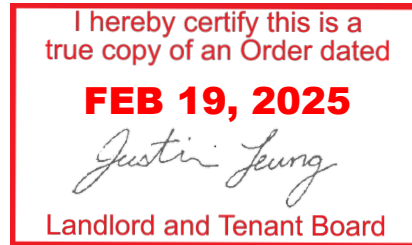
**Between:** Garima Tiwari

**And**

Kayla Rayanne McKenzie

Landlord

Tenant



Garima Tiwari (the 'Landlord') applied for an order to terminate the tenancy and evict Kayla Rayanne McKenzie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 5, 2025.

The Landlord, Landlord's Legal Representative Kayla Rayanne McKenzie, and Tenant attended the hearing.

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

**The parties agree:**

1. The Landlord is Garima Tiwari.
2. Payments made by Tenant relating to this consent order are to be done by e-transfer.

**It is ordered on consent that:**

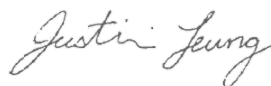
1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2025. The Tenant must move out of the rental unit on or before February 28, 2025.
2. If the unit is not vacated on or before February 28, 2025, then starting March 1, 2025, the Landlord may file this order with the Court 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 Landlord on or after March 1, 2025.
4. The Tenant shall also pay to the Landlord \$73.97 per day for the use of the unit starting March 1, 2025, until the date the Tenant moves out of the unit.

5. The Tenant shall pay to the Landlord \$10,436.00 for arrears of rent up to February 28, 2025, and costs, less the Tenants' last month's rent deposit and interest owing on the deposit. Payments are to be made in accordance with the following schedule:

Date payment is due	Payment amount
March 1, 2025	\$1,000.00
April 1, 2025	\$1,000.00
May 1, 2025	\$1,000.00
June 1, 2025	\$1,000.00
July 1, 2025	\$1,000.00
August 1, 2025	\$1,000.00
September 1, 2025	\$1,000.00
October 1, 2025	\$1,000.00
November 1, 2025	\$1,000.00
December 1, 2025	\$1,000.00
January 1, 2026	\$436.00

6. If the Tenant fails to make any payments in paragraph 5 above, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 5.00% annually on the balance outstanding.

**February 19, 2025**  
**Date Issued**



Justin Leung  
 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 expires on August 29, 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.