



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-075324-25

In the matter of: 1116 SETTLER'S ST
WINDSOR ON N9G2W7

Between: Umit Aydin Landlord

And

Greg Tolley Tenant
Viktoryia Stepanova

Umit Aydin (the 'Landlord') applied for an order to terminate the tenancy and evict Greg Tolley and Viktoryia Stepanova (the 'Tenant') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

Mediation was held on December 9, 2025. The following parties participated in the mediation: The Landlord's representative, Erin Chapman, and the Tenant, Viktoryia Stepanova, representing all Tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts:

1. The Tenant moved out of the rental unit on November 16, 2025.
2. The Landlord will send a bank draft to the Tenant in the amount of \$2,200.00 by registered mail to Viktoriya Stepanova at 1435 Chateau Avenue, Windsor ON, N8P 1M2.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$2,200.00, representing one month compensation, on or before December 23, 2025.
2. If the Landlord does not pay the Tenant the amount set out in paragraph 1 on or before December 23, 2025, the Landlord will start to owe interest. This will be simple interest calculated from December 24, 2025, at 4.00% annually on the balance outstanding.

January 6, 2026

Date Issued

Kevin Kordahi

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.