



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

File Number: LTB-L-064746-25

In the matter of: B, 590 MOUNT ANNE DR
WATERLOO ON N2L4W3

Between: Sabrina Treviranus Landlords
Margaret Treviranus
Hans Treviranus

And

Eliane Fournier Tenants
Kevin Emiljanowicz

Sabrina Treviranus, Margaret Treviranus and Hans Treviranus (the 'Landlords') applied for an order to terminate the tenancy and evict Eliane Fournier and Kevin Emiljanowicz (the 'Tenants') because

- the Tenants did not pay the rent that the Tenants owe (L1 Application)
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords in a building that has three or fewer residential units and the Landlords reside in the building. (L2 Application)

This application was heard by videoconference on December 10, 2025.

The Landlord Sabrina Treviranus, the Landlords' legal representative, Gail Kukor Lang, and the Tenants attended the hearing. The Tenants spoke with Tenant Duty Counsel before the hearing.

The parties before the Board consented to the following order. I was satisfied the Tenant understood the consequence of agreeing to terminate the tenancy. As the parties agreed to terminate the tenancy pursuant to s.37 (3) of this Act, this order endorses that agreement. As such, there is no opportunity for the tenant to void the termination agreed to by paying the outstanding arrears.

Agreed Upon Facts:

1. The lawful rent is \$1,700.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: \$1,700.00 x 12, divided by 365 days.
3. The rent arrears owing to December 31, 2025 are \$7,800.00.
4. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlords collected a rent deposit of \$1,700.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$35.75 is owing to the Tenants for the period from February 7, 2025 to December 10, 2025.
7. The parties agree to speak and act respectfully to each other for the duration of the tenancy.
8. If the Tenants have any issues relating to the tenancy, they will communicate with the Landlords by email.

On consent it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of February 15, 2026.
2. The Tenants shall pay the Landlords \$800.00 on the following schedule in order to continue the tenancy until February 15, 2026:

December 19, 2025	\$200.00
January 2, 2026	\$200.00
January 16, 2026	\$200.00
January 30, 2026	\$200.00

3. If the Tenants fail to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

4. The Tenants shall also pay the Landlords compensation of \$55.89 per day for the use of the unit starting December 11, 2025 until the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlords the full amount owing on or before February 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before February 15, 2026, then starting February 16, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 February 16, 2026.

January 7, 2026
Date Issued

Dawn Carr
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 16, 2026 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To December 31, 2025	\$7,800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,700.00
Less the amount of the interest on the last month's rent deposit	- \$35.75
Total amount owing to the Landlords	\$6,250.25
Plus daily compensation owing for each day of occupation starting January 1, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	