



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080077-25

In the matter of: 1, 386 DELL ST
SUDBURY ON P3B2M1

Between: Amara Real Estate Holdings LTD. Landlord

And

Corey Mallish Tenant
Patrick Bureau

Amara Real Estate Holdings LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Corey Mallish and Patrick Bureau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 9, 2025.

The Landlord's Legal Representative, Ian Shemesh, the Landlord's Agent, Wali Hossain, the Tenant's Legal Representative, the Tenant, Corey Mallish and the Tenant, Patrick Bureau and the Tenant attended the hearing.

The hearing commenced, however during the hearing the parties reached a mutual agreement to resolve the application and asked the Board to issue an Order on consent. The Board consented to this request.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,689.48 for arrears of rent up to December 31, 2025, and costs.
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$1,689.48 if the payment is made on or before December 31, 2025. See Schedule 1 for the calculation of the amount owing.

4. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after December 31, 2025 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
5. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before December 31, 2025.**
6. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$872.53. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$48.36 per day for compensation for the use of the unit starting December 10, 2025 until the date the Tenant moves out of the unit.
7. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
8. If the unit is not vacated on or before December 31, 2025, then starting January 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 January 1, 2026.

January 8, 2026
Date Issued

Nathalia Debski
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 July 1, 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.