



**Order under Section 69/ 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-038816-25

In the matter of: 1, 74 RABBIT LANE
ETOBICOKE ON M9B5S9

Between: Stefano Mazzitti Landlord

And

Robert Rezmues Tenant
Emese Eros
Robert Rezmues-Eros

Stefano Mazzitti (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Rezmues, Emese Eros and Robert Rezmues-Eros (the 'Tenant') because:

- The Tenant did not pay the rent that the Tenant owes.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on September 17, 2025.

Only the Landlord's Legal Representative Eric Steiman attended the hearing.

As of 10:20 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,200.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to September 30, 2025, are \$19,800.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

L2 Application

9. N5 Notice of Termination – Substantial Interference

On March 19, 2025, the Landlord gave the Tenant an N5 notice of termination, deemed served on March 19, 2025. The notice of termination contains the following allegations:

- The Tenant failed to pay heat, electricity and/or water costs that they were required to pay under the terms of the tenancy agreement.
 - The Tenant failed to pay the utilities bills from March 23, 2024, to March 24, 2025.
10. The Landlord has incurred reasonable out-of-pocket expenses of \$1,293.22 as a result of the Tenant's failure to pay heat, electricity and/or water costs.
 11. The Landlord has proven that the Tenant failed to pay heat, electricity and/or water costs that they were required to pay under the terms of the tenancy agreement.
 12. Based on the uncontradicted evidence submitted by the Landlord, I am satisfied on a balance of probabilities the Tenant did not pay the outstanding arrears and the utility bills as required under the lease agreement.
 13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$28,786.00 if the payment is made on or before January 18, 2026. See Schedule 1 for the calculation of the amount owing.

3. 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 January 18, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **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 January 18, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$19,015.61. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting September 18, 2025 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 19, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 18, 2026, then starting January 19, 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 19, 2026.
10. The Tenant shall also pay to the Landlord \$1,293.22, which represents the reasonable out-of-pocket expenses the Landlord has incurred or will incur as a result of the unpaid utility costs.
11. If the Tenant does not pay the Landlord the full amount owing on or before January 18, 2026, in paragraph 10, the Tenant will start to owe interest. This will be simple interest calculated from January 19, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Anthony Bruno

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 19, 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 18, 2026

Rent Owing To January 31, 2026	\$28,600.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$28,786.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$18,829.61
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$19,015.61
Plus daily compensation owing for each day of occupation starting September 18, 2025	\$72.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	