



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-091669-25 (L1)
LTB-L-091692-25 (L2)

In the matter of: 5, 6 SARANAC BLVD
NORTH YORK ON M6A2G3

Between: 626114 ONTARIO LTD
Domenic Leo

Landlords

And

Mehmet Yeysel Ergen

Tenant

626114 ONTARIO LTD and Domenic Leo (the 'Landlords') applied for an order to terminate the tenancy and evict Mehmet Yeysel Ergen (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The L2 application was heard by videoconference on January 7, 2026. The Landlord Domenic Leo and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in both the L1 (LTB-L-091669-25) and L2 (LTB-L-091692-25) applications before the Landlord and Tenant Board and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlords \$4,184.00 which represents arrears of rent (\$3,998.00) plus the L1 application filing fee (\$186.00) for the period ending January 31, 2026.

2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before February 20, 2026	\$1,394.66
On or before March 20, 2026	\$1,394.66
On or before April 20, 2026	\$1,394.68

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period February 1, 2026 to April 1, 2026 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 1, 2, or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
5. The L1 hearing scheduled for January 22, 2026 is cancelled.

L2 Application – Persistent Late Payment of Rent

6. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including February 1, 2026, **to January 1, 2028.**
7. If the Tenant fails to comply with the condition set out in paragraph 6 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
8. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the L2 application.
9. If the Tenant does not pay the Landlord the full amount owing in paragraph 8 above on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

January 16, 2026
Date Issued

Sandra Sabourin
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.