



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087266-25

In the matter of: 602, 1061 SENECA AVE
MISSISSAUGA ON L5G3X7

Between: 1061 SENECA AVENUE APTS Landlord

And

SABTICA DIONISIO Tenant

1061 SENECA AVENUE APTS (the 'Landlord') applied for an order to terminate the tenancy and evict SABTICA DIONISIO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 12, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Amy McCue, the Tenant, and the Tenant's Support Laarni Zante attended the mediation. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. An extended termination date has been negotiated in good faith.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,394.04. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$45.83. This amount is calculated as follows: $\$1,394.04 \times 12$, divided by 365 days.
5. The rent arrears owing to January 31, 2026, are \$1,393.28.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,394.04 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$8.34 is owing to the Tenant for the period from October 1, 2025, to January 12, 2026.
9. The Tenant provided a money order to the Landlord in the amount of \$1,395.00 on January 09, 2026. As of the time of the mediation, that amount has not cleared the Landlord's account. The parties agree that once the transaction has completed, the amount will be reflected in the Tenant's ledger.

On the consent of the parties, 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:**
 - \$1,579.28 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$2,973.32 if the payment is made on or before February 6, 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 February 6, 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 February 6, 2026.**
 5. 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 \$667.18. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$45.83 per day for compensation for the use of the unit starting January 13, 2026, until the date the Tenant moves out of the unit.
 6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 7. If the unit is not vacated on or before February 6, 2026, then starting February 7, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. 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 February 7, 2026.

January 14, 2026

Date Issued

Adam Rogers

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 7, 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 31, 2026

Rent Owing To January 31, 2026	\$1,393.28
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$1,579.28

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 6, 2026

Rent Owing To February 28, 2026	\$2,787.32
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$2,973.32

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

Rent Owing To Hearing Date	\$549.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,394.04
Less the amount of the interest on the last month's rent deposit	- \$8.34
Total amount owing to the Landlord	\$(667.18)
Plus daily compensation owing for each day of occupation starting January 13, 2026	\$45.83 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	