



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090042-25

In the matter of: 195 YORK MILLS RD
NORTH YORK ON M2L1K8

Between: Moshe Sudai
Tamar Sudai Landlord

And

Tara McLoughlin Tenant

Moshe Sudai and Tamar Sudai (the 'Landlord') applied for an order to terminate the tenancy and evict Tara McLoughlin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026. The Landlord's legal representative, Ian Shemesh LP, the Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of January 31, 2026.
2. The lawful rent is \$4,903.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$161.19. This amount is calculated as follows: \$4,903.00 x 12 months, divided by 365 days.
4. The rent arrears owing to January 31, 2026, are \$19,374.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$4,500.00 that is still being held by the Landlord.
7. Interest on the rent deposit, in the amount of \$159.37 is owing to the Tenant for the period from July 31, 2024, to December 31, 2025. This amount may be deducted from the arrears owing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before January 31, 2026.
2. The last month's rent deposit being held by the Landlord will be deducted from the arrears owing.
3. The Tenant shall pay to the Landlord \$14,900.63, which represents the arrears of rent (\$19,374.00), plus the filing fee (\$186.00), less the last month's rent deposit (\$4,500.00), less the interest owed (\$159.37) for the period ending January 31, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in full on or before January 31, 2026.
5. If the Tenant defaults on the payment as noted in paragraph 4 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').
6. If the unit is not vacated on or before January 31, 2026, then the Tenant shall pay the Landlord compensation of \$159.37 per day for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.
7. If the unit is not vacated on or before January 31, 2026, then starting February 1, 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 1, 2026.

January 19, 2026
Date Issued

Sonja Hudson
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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on August 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.