



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078265-25

In the matter of: 508, 39 UPPER DUKE CRES
UNIONVILLE ON L6G0B8

Between: Betty (also known as Mang Ling Betty) Chau Landlord
(also known as Luk-Chau; last name also
written as Chau Luk)

And

Angelika Georgievski
Melissa Georgievski Tenants

Betty (also known as Mang Ling Betty) Chau (also known as Luk-Chau; last name also written as Chau Luk) (the 'Landlord') applied for an order to terminate the tenancy and evict Angelika Georgievski and Melissa Georgievski (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was heard by videoconference on January 12, 2026. The Landlord's legal representative Jie Situ, the Landlord, the Landlord's daughter, and the Tenants' legal representative John Andersen attended the hearing. The Landlord was assisted by Interpreter Helena Wong.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The lawful rent is \$2,048.84. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$67.36. This amount is calculated as follows: \$2,048.84 x 12, divided by 365 days.

3. The Landlord has compensated the Tenants an amount equal to one month's rent on August 29, 2025. The Tenants cashed the cheque and received the payment.
4. The last month's rent deposit was applied to the last month of tenancy.
5. The Landlord waives the balance of rent owing for January 2026 in the amount of \$323.84.
6. The Tenants waive the interest on the last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.
2. Upon receipt of all keys and vacant possession of the unit, on or before January 31, 2026, the Landlord shall pay to the Tenants the sum of \$1,000.00.
3. If the Tenants have vacated the unit as required under paragraph 1 and the Landlord does not pay the Tenants the full amount owing pursuant to paragraph 2, the Landlord will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.
4. The Tenants shall pay the Landlord compensation of \$67.36 per day for the use of the unit starting February 1, 2026 until the date the Tenants moves out of the unit.
5. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
6. 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.
7. 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 21, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 1, 2026 if the order has not been filed on or before this date with the