



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098843-25

In the matter of: 612, 185 DEERFIELD RD
NEWMARKET ON L3Y0G7

Between: Dieu Ton Ma Landlord

And

Christopher Pappas Tenant

Dieu Ton Ma (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Pappas (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

The application was heard by videoconference on January 15, 2026, the Landlord's Representative Sriram Rangan, the Tenant Christopher Pappas were present. The Tenant didn't speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,100.00. It is due on the first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$2,100.00 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.
6. No interest that has been paid to the Tenant from the Landlord for the period of April 1, 2024 to the date of the hearing.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 1, 2026.
4. The last Month deposit will be applied to February 2026 rent.
5. The Tenant will pay the \$186.00 filing fee on or before February 1, 2026.
6. The Tenant shall also pay the Landlord compensation of \$69.04 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.

January 20, 2026

Date Issued

Monique Browne

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 Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.