



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-090388-25

**In the matter of:** 3303, 50 ORDNANCE ST  
TORONTO ON M6K0C9

**Between:** Danijela Ninkovic Landlords  
Miroslav Ninkovic

**And**

Rosa Mariya Valerova Tenant

Danijela Ninkovic and Miroslav Ninkovic (the 'Landlords') applied for an order to terminate the tenancy and evict Rosa Mariya Valerova (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 13, 2026. The Landlord, Danijela Ninkovic and the Tenant attended the hearing. The Landlord, Danijela Ninkovic provided evidence that she was authorized by the second Landlord, Miroslav Ninkovic to represent him in this matter. The Tenant met with Duty Counsel prior to 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 the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The Landlords served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 4, 2025. Rent arrears are calculated up to the date the Tenant vacated the rental unit.
4. The lawful rent was \$2,000.00. It was due on the 1<sup>st</sup> day of each month.
5. The rent arrears owing to November 4, 2025 are \$2,475.00.

6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Landlords waive the application filing fee.
7. There is no last month's rent deposit.

**On consent it is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated as of November 4, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$2,475.00 which represents rent arrears owing up to the date the Tenant vacated the rental unit (November 4, 2025).
3. The Tenant shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:

| <b>Date Payment Due</b> | <b>Amount of Payment</b> |
|-------------------------|--------------------------|
| February 1, 2026        | \$412.50                 |
| March 1, 2026           | \$412.50                 |
| April 1, 2026           | \$412.50                 |
| May 1, 2026             | \$412.50                 |
| June 1, 2026            | \$412.50                 |
| July 1, 2026            | \$412.50                 |

4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.
5. This Order settles all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

**January 22, 2026**  
**Date Issued**

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 Floredana Ungureanu  
 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.