



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089714-25

In the matter of: 103, 1325 THIRD ST E
CORNWALL ON K6H2G6

Between: Torbill Holdings Ltd Landlord

And

Malgorzata Mitros Tenant

Torbill Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Malgorzata Mitros (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

The Landlord's Agents Danny Lalonde and Keith Smalbill and the Tenant attended the hearing.

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

It is agreed by the parties:

1. The parties agree to terminate the tenancy in a final non-voidable way effective January 31, 2026.

It is ordered on consent that:

1. The Tenancy between the Landlord and Tenant is terminated effective January 31, 2026. The Tenant must move out of the rental unit by January 31, 2026.
2. 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.
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 February 1, 2026.
4. The arrears and costs owing to January 31, 2026, are \$8,034.12.
5. The Landlord collected a rent deposit of \$1,245.00 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. Interest on the rent deposit, in the amount of \$82.88 is owing to the Tenant for the period from April 1, 2023, to January 13, 2026.
7. The Tenant shall pay to the Landlord \$5,957.22. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
8. The Tenant shall also pay the Landlord compensation of \$43.00 per day for the use of the unit starting January 14, 2026 until the date the Tenant moves out of the unit.
9. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Reid Jackson

Member, 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 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.

