



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092276-25

In the matter of: 2 Christidis Drive
Jacksons Point ON L0E1L0

Between: Matthew Figliomeni Landlords
Andrew Figliomeni

And

Joseph Carre Tenants
Kim Lowe

Matthew Figliomeni and Andrew Figliomeni (the 'Landlords') applied for an order to terminate the tenancy and evict Joseph Carre and Kim Lowe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on January 15, 2026.

The Landlords' Legal Representative, Elaine Page, attended on behalf of the Landlords.

The Tenants attended with Tenant Duty Counsel, Greg Ovoyan.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of February 15, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The current monthly rent is \$2,100.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlords is \$21,490.00 including arrears of rent (\$21,304.00) and costs (\$186.00) up to January 31, 2026.
4. The Landlords are not holding a last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before February 15, 2026.
2. If the unit is not vacated on or before February 15, 2026, then starting February 16, 2026, the Landlords 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 Landlords on or after February 16, 2026.
4. The Landlords waive monies owing by the Tenants as follows:
 - \$21,304.00 - arrears of rent up to January 31, 2026;
 - \$186.00 – application filing fee; and
 - \$1,035.60 – rent for February 1, 2026 to February 15, 2026 inclusive.
5. If the Tenants do not vacate the rental unit on or before February 15, 2026, the Tenants shall pay the Landlords compensation of \$69.04 per day starting February 16, 2026 and continuing until the date the Tenants vacate the rental unit.

January 21, 2026

Date Issued

Angela McLaughlin

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 expires on August 16, 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.