



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

File Number: LTB-L-083522-25

In the matter of: 0405, 300 MCRAE AVE
OTTAWA ON K1Z0C6

Between: 1213763 Ontario Inc. Landlord

And

Luba Milonow Tenant

1213763 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Luba Milonow (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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

The application was scheduled to be heard on January 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, David Lyman, The Landlord's Agent, Colin Steele, the Tenant and the Tenant's support persons, Jacob Westley and Ksenia Milonow were present. The Tenant spoke with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue 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. The Tenant shall pay the Landlord \$1,077.12 for rent for the period from March 1, 2026, to March 14, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 14, 2026.
2. If the unit is not vacated on or before March 14, 2026, then starting March 15, 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 15, 2026.
4. The Landlord shall apply the Tenant's last month's rent deposit to the rent for February 2026.
5. The Tenant shall pay the Landlord compensation of \$76.64 per day for the use of the unit starting March 15, 2026, until the date the tenant moves out of the unit.
6. The Landlord has waived their entitlement to be reimbursed by the Tenant for the \$186.00 cost of filing the application.

January 26, 2026
Date Issued

Michelle Forrester
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 September 15, 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.

