



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

File Number: LTB-L-106259-25

In the matter of: Upper Floor Unit, 63 CHARTERS RD
BRAMPTON ON L6V2S8

Between: Ali Ates Landlord

And

Csilla Farkas
Dzsenifer Kotai Tenants
Monika Horvat
Richard Kotai
Krisztian Kotai

Ali Ates (the 'Landlord') applied for an order to terminate the tenancy and evict Csilla Farkas, Dzsenifer Kotai, Monika Horvat, Richard Kotai and Krisztian Kotai (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 20, 2026.

The Landlord and the Landlord's Representative, Taff Butters and the Tenant, Richard Kotai attended the hearing.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.
2. The Tenants shall pay to the Landlord \$5,768.12 for arrears of rent up to January 31, 2026, and costs.
3. The rent deposit in the amount of \$2,800.00, and interest in the amount of \$17.88 that the Landlord owes on the rent deposit have been deducted from the amount referenced in paragraph 2 above owing by the Tenants.
4. If the Tenants do not pay the Landlord the full amount owing on or before January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

5. 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.
6. 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.

January 23, 2026
Date Issued

Ilan Shingait

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.