



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

File Number: LTB-L-092110-25

In the matter of: BASEMENT, 17 WANSTEAD AVE
SCARBOROUGH ON M1L3L3

Between: Andy Yuen
Yin Qing Zeng
Landlords

And

Mark Lakatos
Tenant

Andy Yuen and Yin Qing Zeng (the 'Landlords') applied for an order to terminate the tenancy and evict Mark Lakatos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlords' legal representative Reena Bassar and the Tenant Mark Lakatos engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy will terminate on a non-voidable basis and subject to standard enforcement provisions as of February 15, 2026.
2. The current monthly rent is \$1,500.00. Daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
3. The rent arrears owing to January 31, 2026, including the application filing fee are \$7,686.00.
4. The Landlords collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$15.97 is owing to the Tenant for the period from July 15, 2025, to January 15, 2026.

5. The rent deposit and all accrued interest will be applied the arrears of rent making the total amount outstanding \$6,170.03.
6. If the Tenant voluntarily vacates the rental unit on or before February 15, 2026, the Landlords agree to waive all arrears of rent owing to January 31, 2026, and any rent that will become due and payable up to February 15, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of February 15, 2026.
2. If the rental 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. If the Tenant voluntarily vacates the rental unit on or before February 15, 2026, the Landlords waive all arrears of rent owing up to January 31, 2026, and all rent that will become due and payable up to and including February 15, 2026.
5. If the Tenant fails to voluntarily vacate the rental unit on or before February 15, 2026, the amount of \$6,170.03 for arrears of rent owing to January 31, 2026, plus daily compensation of \$49.32 starting on February 1, 2026, to the date the Tenant moves out of the rental unit shall become immediately due and payable by the Tenant to the Landlord.
6. If the Tenant fails to make payment in accordance with paragraph 5 of this order, the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting February 16, 2026.

January 23, 2026

Date Issued

Diego Fernandez-Stoll

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.