



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

**File Number:** LTB-L-099237-25

**In the matter of:** 2103, 7 JACKES AVE  
TORONTO ON M4T1E3

**Between:** SKPM Rents 4 Landlord

**And**

Busra Oruc Tenant

SKPM Rents 4 (the 'Landlord') applied for an order to terminate the tenancy and evict Busra Oruc (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was mediated by videoconference on January 8, 2026.

The Landlord Representative Jeff Shabes, the Landlord Sharon Mangos-Georgi and the Tenant Busra Oruc attended the hearing.

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 was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$107.51. This amount is calculated as follows: \$3,270.00 x 12, divided by 365 days.
3. The Landlord shall waive the \$186.00 filing fee if the Tenant vacates the unit on or before May 31, 2026.

4. The Landlord collected a rent deposit of \$3,270.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the month of May 2026, which is the last month of the tenancy.
5. Interest on the rent deposit, in the amount of \$104.32 is owing to the Tenant for the period from January 8, 2025 to April 30, 2026.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$107.51 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not vacate the unit on or before May 31, 2026 the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application by June 1, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

**January 29, 2026**  
**Date Issued**

\_\_\_\_\_  
Sarah Harriman  
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 October 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.