



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

File Number: LTB-L-095435-25

In the matter of: BASEMENT UNIT, 3541 CAWTHRA RD
MISSISSAUGA ON L5A2Y2

Between: SAAD SALEH Landlord

And

LAJOS MILKOS GALAMB Tenants
KLAUDIA SIKJA

SAAD SALEH (the 'Landlord') applied for an order to terminate the tenancy and evict LAJOS MILKOS GALAMB and KLAUDIA SIKJA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 22, 2026.

The Landlord's son, Mike Kadin, the Landlord's legal representative, Naseer Ahmed, and the Tenants attended the hearing.

The parties before the LTB 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 March 5, 2026.
2. If the unit is not vacated on or before March 5, 2026, then starting March 6, 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 6, 2026.
4. The Tenants shall pay to the Landlord \$55.89 per day for compensation for the use of the unit starting March 6, 2026, to the date they move out of the unit.
5. On or before March 5, 2026, the Tenants shall pay to the Landlord \$6,301.41 for arrears of rent up to March 5, 2026, less the rent deposit and the interest owing on the rent deposit.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 6, 2026, at 4.00% annually on the balance outstanding.

7. If the Tenants intend to move out of the rental unit prior to March 5, 2026, they shall provide the Landlord with 48 hours written notice.
8. If the Tenants move out of the rental unit prior to March 5, 2026, the Landlord shall adjust any rent owing on a pro-rated basis.

February 2, 2026
Date Issued

Laura Hartsliet
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.