



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

File Number: LTB-L-088511-25

In the matter of: 232, 234 NOLIN ST
SUDBURY ON P3C2V5

Between: Keith Hill Landlords
Kryssaundra Sinclair

And

Micheala Eshkakogan Tenant

Keith Hill and Kryssaundra Sinclair (the 'Landlords') applied for an order to terminate the tenancy and evict Micheala Eshkakogan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 19, 2026.

The Landlord's Representative Ashley Cassidy, the Landlord's Agent Wali Hossain and the Tenant Micheala Eshkakogan 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,996.18. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$65.63. This amount is calculated as follows: $\$1,996.18 \times 12$, divided by 365 days.
4. The Tenant has paid \$2,000.00 to the Landlords since the application was filed.
5. The rent arrears owing to January 31, 2026 are \$6,977.08.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlords collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit will be used to satisfy the rent for the month of February 2026, which is the last month of the tenancy.
8. Interest on the rent deposit, in the amount of \$151.14 is owing to the Tenant for the period from November 2, 2022 to January 31, 2026. The amount of \$96.18 has been used to increase the amount of the rent deposit held by the Landlords so that it is equal to the lawful monthly rent for February 2026. The remaining balance of \$54.96 will be deducted from the amount owing by the Tenant to the Landlords.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated and Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant shall pay to the Landlords \$7,108.12. This amount includes rent arrears owing up to January 31, 2026, and the cost of filing the application. The remaining interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:
 - a) **\$265.00** on or before the **20th day** of each month commencing **March 20, 2026**, until the arrears are paid in full.
4. If the Tenant fails to make any payments toward the arrears owing set out in paragraph 2, and in accordance with the payment schedule set out in paragraph 3, interest will begin to accrue. This will be simple interest calculated from the first missed payment at 4.00% annually on the balance outstanding.
5. The Tenant shall also pay the Landlords compensation of \$65.63 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 March 1, 2026.

February 2, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlords 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 September 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To January 31, 2026	\$6,977.08
Application Filing Fee	\$186.00
Less the amount of the interest on the last month's rent deposit	- \$54.96
Total amount owing to the Landlords	\$7,108.12