



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097157-25

In the matter of: 2903, 260 WELLESLEY ST E
TORONTO ON M4X1G6

Between: 260 Wellesley Residences Landlord

And

Elizabeth Gergolas Tenant

260 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Gergolas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 2, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's lawyer Charlie Bobrowsky and the Tenant Elizabeth Gergolas and the Tenant's lawyer Kyle Warwick, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The lawful rent is \$1,878.32. It is due on the 1st day of month.
2. Based on the Monthly rent, the daily rent/compensation is \$61.75. This amount is calculated as follows: \$1,878.32 x 12, divided by 365 days.
3. The Tenant has paid \$4,847.39 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026, are \$1,878.32.
5. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
6. The Landlord collected a rent deposit of \$1,839.69 from the Tenant and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
7. Interest on the rent deposit, in the amount of \$49.49 is owing to the Tenant for the period from January 1, 2025 to February 2, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,064.32 if the payment is made on or before February 16, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 16, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 16, 2026**
5. As of the date of the agreement, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$1,579.68. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$61.75 per day for compensation for the use of the unit starting February 3, 2026, until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before February 16, 2026, then starting February 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 17, 2026.

February 5, 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 17, 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 to void the eviction order and continue the tenancy if the payment is made on or before February 16, 2026

Rent Owing To February 28, 2026	\$6,725.71
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,847.39
Total the Tenant must pay to continue the tenancy	\$2,064.32

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To February 2, 2026	\$5,681.20
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,847.39
Less the amount of the last month's rent deposit	- \$1,839.69
Less the amount of the interest on the last month's rent deposit	- \$49.49
Total amount owing to the Landlord	\$(1,579.68)
Plus daily compensation owing for each day of occupation starting February 3, 2026	\$61.75 (per day)