



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-011336-26

In the matter of: 1, 90 Burlington St.
Etobicoke, ON M8V 2L2

Between: Jan Kobelak Landlords
Emilia Kobelak

And

James Lampedusa Tenant

Jan Kobelak and Emilia Kobelak (the 'Landlords') applied for an order to terminate the tenancy and evict James Lampedusa (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on October 1, 2025, with respect to application LTB-L-060033-25.

This application was decided without a hearing being held.

Determinations:

1. The mediated settlement provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the mediated settlement. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following conditions specified in the mediated settlement:
 - i. **The Tenant failed to pay \$200.00 on time and in full towards the outstanding arrears on or before February 1, 2026.**
 - ii. **The Tenant also failed to pay the lawful monthly rent for February 2026 on time and in full on or before February 1, 2026.**
3. The previous application includes a request for an order for the payment of arrears of rent and the mediated settlement requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlords are entitled to request an order for the payment of arrears owing.
4. The Tenant was required to pay \$1,575.60 for rent arrears and the application filing fee in the previous mediated settlement. The amount that is still owing from that mediated settlement is \$775.60 and that amount is included in this order.

5. Since the date of the previous mediated settlement, the Tenant has failed to pay the full rent that became owing for the period from February 1, 2026, to February 28, 2026.
6. The Landlords collected a rent deposit of \$920.00 from the Tenant and this deposit is still being held by the Landlords.
7. Interest on the rent deposit is owing to the Tenant for the period from January 31, 2017, to February 13, 2026.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
9. The Landlords are entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$35.69. This amount is calculated as follows: \$1,085.50 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 24, 2026.
2. If the unit is not vacated on or before February 24, 2026, then starting February 25, 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 25, 2026.
4. The Tenant shall pay to the Landlords \$166.11*. **(Less any payments made by the Tenant after this application was filed on February 5, 2026).** This amount represents the rent owing up to February 13, 2026, and the cost of filing the previous application, less the rent deposit and interest the Landlords owe on the rent deposit.
5. The Tenant shall also pay to the Landlords \$35.69 per day for compensation for the use of the unit starting February 14, 2026, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlords the full amount owing on or before February 24, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from February 25, 2026, at 4.00% annually on the balance outstanding.

February 13, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until February 23, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by February 23, 2026, the order will be stayed, and the LTB will schedule a hearing.

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 25, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenant must pay the Landlords:**

Reason for amount owing	Period	Amount
Amount owing from previous mediated settlement	Up to September 30, 2025	\$775.60
New Arrears	February 1, 2026, to February 13, 2026	\$463.97
Less the rent deposit:		-\$920.00
Less the interest owing on the rent deposit	January 31, 2017, to February 13, 2026	-\$153.46
Plus, daily compensation owing for each day of occupation starting February 14, 2026		\$35.69 (per day)
Total the Tenant must pay the Landlords:		\$166.11 +\$35.69 per day starting February 14, 2026