



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-101468-25

In the matter of: 1308 PAPINEAU CRES
SUDBURY, ON, P3A4R2

Between: IRMA SOMDA Landlords
KEVIN KONATE

and

SYLVAIN ROY Tenants
JORDAN NICKERSON

- [1] IRMA SOMDA and KEVIN KONATE (the 'Landlords') applied for an order to terminate the tenancy and evict SYLVAIN ROY and JORDAN NICKERSON (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] The application was scheduled to be heard by video conference on February 11, 2026. The Landlords were represented by licensed paralegal ANGIE GRAVELLE. The Tenants were present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The tenancy is terminated effective April 30, 2026.
 - b. The total amount of arrears owing up to February 28, 2026, including the application filing fee is \$9786.00
 - c. This Order is a non-voidable order which means the tenancy is terminated and there is no opportunity for the Tenants to pay the amount owing and remain in the residential unit.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated effective April 30, 2026. The Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 01, 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 May 01, 2026.
4. If the unit is not vacated on or before April 30, 2026, the Tenants shall pay to the Landlords \$98.63 per day for compensation for use of the unit from May 01, 2026 to the date the Tenants move out of the unit.
5. The Tenants shall pay to the Landlords \$9786.00 which represents arrears of rent owing up to February 28, 2026, including the application filing fee. The Tenants shall make the following payments to the Landlords in respect of the monies owing:
 - (a) On or before February 20, 2026, the Tenants shall pay the Landlords \$900.00 towards the arrears
 - (b) On or before March 20, 2026, the Tenants shall pay the Landlords \$7000.00 towards the arrears
 - (c) On or before April 20, 2026, the Tenants shall pay the Landlords \$1886.00 towards the balance of the arrears
 - (d) On or before March 01, 2026, the Tenants shall pay the Landlords the regular monthly rent due for the month of March 2026
6. The parties agree that if the Tenants fail to comply with the terms noted in paragraph 5 of this agreement, the Landlords may apply under section 78 of the Residential Tenancies Act, 2006 within 30 days of the breach without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants, earlier than April 30, 2026.
7. If the Tenants fail to make any of the payments in accordance with paragraph 5 of this Order, and by the dates required, then the balance owing under paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.

February 19, 2026

Date Issued

Nick Vescio

Hearing Officer, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on November 01, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.