



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

File Number: LTB-L-098908-25

In the matter of: 1, 2 TWENTY FIRST ST
ETOBICOKE ON M8V3L7

Between: Welykanycz Ivanka Landlord

And

Volodymyr Sawchuk Tenant

Welykanycz Ivanka (the 'Landlord') applied for an order to terminate the tenancy and evict Volodymyr Sawchuk (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026.

The Landlord Welykanycz Ivanka, the Tenant Volodymyr Sawchuk, and the Former Tenant Katarina Servejova attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

Preliminary issue

1. At the hearing, the parties requested on consent, and I agreed, that the Landlord's application should be amended to remove "Katarina Servejova" as a named Tenant because she has vacated the rental unit.

The Landlord's application for rent arrears

2. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,290.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$42.41. This amount is calculated as follows: \$1,290.00 x 12, divided by 365 days.

6. The Tenant has paid \$3,760.00 to the Landlord since the application was filed.
7. The rent arrears owing to February 28, 2026, are \$2,690.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,100.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$229.71 is owing to the Tenant for the period from June 27, 2014, to February 4, 2026.

Relief from eviction

11. The Tenant Volodymyr Sawchuk (VS) requested relief from eviction and submitted that his financial circumstances are improving. He testified that work is increasing and stated that he is confident he can pay the remaining arrears and keep the rent current within approximately 30 days. VS therefore asked that the tenancy be preserved to allow him the opportunity to bring the account into good standing. The Landlord opposed relief and sought a standard termination order.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until March 8, 2026, pursuant to subsection 83(1)(b) of the Act. The arrears, while significant, have been reduced by substantial payments since the application was filed. In the circumstances, I am satisfied that a short extension of time is appropriate and will provide the Tenant with a final opportunity to pay what is owed while limiting prejudice to the Landlord.

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:**
 - \$2,876.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$4,166.00 if the payment is made on or before March 8, 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 March 8, 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 March 8, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$425.93. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$42.41 per day for the use of the unit starting February 5, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 9, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 8, 2026, then starting March 9, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 9, 2026.

February 19, 2026
Date Issued

Kyle Anderson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 9, 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 28, 2026

Rent Owing To February 28, 2026	\$6,450.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,760.00
Total the Tenant must pay to continue the tenancy	\$2,876.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 8, 2026

Rent Owing To March 31, 2026	\$7,740.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,760.00
Total the Tenant must pay to continue the tenancy	\$4,166.00

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

Rent Owing To Hearing Date	\$5,329.64
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,760.00
Less the amount of the last month's rent deposit	- \$1,100.00
Less the amount of the interest on the last month's rent deposit	- \$229.71
Total amount owing to the Landlord	\$425.93
Plus daily compensation owing for each day of occupation starting February 5, 2026	\$42.41 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

