



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

File Number: LTB-L-094596-25

In the matter of: First floor and 2nd floor, 253 Old Weston
Road, Toronto ON M6N 3A7

Between: Tzvi Shuchat Landlord

and

Charline John Davis Tenants
Joann Ryan-John
Lynette John

Tzvi Shuchat (the 'Landlord') applied for an order to terminate the tenancy and evict Charline John Davis, Joann Ryan-John and Lynette John (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The parties attended a hearing scheduled on February 11, 2026 by videoconference.

The Landlord, the Landlord's Agent Sholom Shuchat, the Landlord's Representative Sheldon Weinles, the Tenants, and the Tenants' Representative Olivia Dooley engaged in private settlement discussions. The Parties advised that they reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,533.90. It is due on the 1st day of each month.
- 2) Based on the monthly rent, the daily compensation is \$50.43. This amount is calculated as follows: \$1,533.90 x 12 months, divided by 365 days.
- 3) The Landlord compensated the Tenants an amount equal to one month's rent for the N12 Notice of Termination.
- 4) The Landlord collected a rent deposit of \$1,350.00 from the Tenants and this deposit is still being held by the Landlord. This deposit shall be applied to the last rental period of the tenancy as the tenancy is terminating.
- 5) Interest on the rent deposit, in the amount of \$406.51 is owing to the Tenants for the period from June 29, 2009 to February 11, 2026. The Landlord shall pay the full interest owed on the deposit to the Tenants within 5 days after the Tenants vacate.
- 6) The Tenants will leave the rental unit in state of ordinary cleanliness.
- 7) The stove/oven belongs to the Tenants, but it will be left in the rental unit for the Landlord.
- 8) The Tenants may vacate the unit earlier than October 31, 2026, but shall provide advance notice to the Landlord.
- 9) If the Tenants vacate the unit mid-month, the daily rent shall be used to calculate rent owed only up to the date the Tenants vacate the unit.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated. **The Tenants must move out of the rental unit on or before October 31, 2026.**
2. If the Tenants vacate the unit on or before October 31, 2026, then the Landlord shall pay to the Tenants \$5,000.00 within five (5) business days of the date that the Tenants vacate the unit, but no later than November 6, 2026.
3. The Tenants waive collection of the \$5,000.00 payment from the Landlord per paragraph 2 of this order if the unit is not vacated on or before October 31, 2026.
4. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 November 1, 2026.
6. If the unit is not vacated on or before October 31, 2026, the Tenants shall pay the Landlord compensation of \$50.43 per day for the use of the unit starting November 1, 2026 until the date the Tenants move out of the unit.

7. The Landlord shall pay to the Tenants all interest owed on the last month rent deposit within five (5) business days of the date that the Tenants vacate the unit.
8. This order on consent is in full and final settlement of the application and this order on consent resolves all issues related to the tenancy up to February 11, 2026.

February 18, 2026
Date Issued

Denise Hannivan
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 of the Tenants expires on May 1, 2027 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.