



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

File Number: LTB-L-092852-25

In the matter of: 3RD FLOOR, 674 QUEEN ST W
TORONTO ON M6J1E5

Between: IRENE FIRCHUK Landlord

And

SUSAN MCCALLUM Tenant

IRENE FIRCHUK (the 'Landlord') applied for an order to terminate the tenancy and evict SUSAN MCCALLUM (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was scheduled to be heard by videoconference on January 28, 2026. The Landlord's legal representative, Cathy Corsetti, the Landlord, and the Tenant's legal representative, Harshil Khabrani attended the hearing and participated in mediation.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The tenancy between the Landlord and the Tenant shall terminate on February 28, 2026.
2. The lawful monthly rent is \$1,605.62 and it is due on the 1st day of each month.
3. Based on the monthly rent, the daily compensation is \$52.79. This amount is calculated as follows: $\$1,605.62 \times 12$, divided by 365 days.
4. The Landlord collected a rent deposit of \$575.00, from the Tenant and this deposit is still being held by the Landlord. Interest has not been paid on the last month's rent deposit. The amount of \$820.88 is owing to the Tenant for the period from January 1, 1989, to January 28, 2026. The Landlord will calculate any additional interest owing between January 28, 2026, and the day before the last month's rent deposit is applied. The Landlord will pay all the interest owed to the Tenant prior to the date the Tenant vacates.

5. The amount of the rent deposit and interest on the rent deposit is applied to the last month of the tenancy, in full and final satisfaction of that month's rent.
6. The Tenant agrees to pay rent for January 2026 in the sum of \$1,605.62, on or before February 1, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant reserves the right to terminate the tenancy sooner than February 28, 2026, with 10 days written notice to the Landlord.
3. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 1, 2026.
5. The Tenant shall also pay the Landlord compensation of \$52.79 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.

February 18, 2026
Date Issued

Britney Sooknanan
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.