



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

File Number: LTB-L-102878-25

In the matter of: 2002, 101 Erskine Ave.
Toronto, ON M4P 0C5

Between: Ara Hayrapetyan Landlord

And

Igyu Jeong Tenants
Jihye Choi

Ara Hayrapetyan (the 'Landlord') applied for an order to terminate the tenancy and evict Igyu Jeong and Jihye Choi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026.

The Landlord, the Landlord's Representative, Tigran Sandukhchyan, and the Tenant, Jihye Choi, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 11, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay the Landlord \$13,267.81 on or before March 31, 2026, calculated as follows:
 - \$16,500.00 for arrears owing up to February 11, 2026,
 - Plus \$186.00 for the fee paid by the Landlord for filing the application,
 - Less \$3,330.00 for the last month's rent deposit,
 - Less \$118.19 for amount of the interest on the last month's rent deposit.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Ilan Shingait
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.