



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

File Number: LTB-L-105278-25

In the matter of: 102, 25 STONG CRT
NORTH YORK ON M3N1P1

Between: New Glen Investments Landlord

And

Szilvia Angyal Tenant
Ferenc Pap

New Glen Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Szilvia Angyal and Ferenc Pap (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlord's representative, Sabrina Marchionne and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of March 10, 2026.
1. The rent is \$1,512.02. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$49.71. This amount is calculated as follows: \$1,512.02 x 12, divided by 365 days.
3. The rent arrears owing to February 28, 2026 are \$6,093.44.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before March 10, 2026.
2. The Tenant shall pay to the Landlord \$6,279.44, which represents the arrears of rent (\$6,093.44), plus the filing fee (\$186.00).
1. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in full on or before March 10, 2026.
2. If the unit is not vacated on or before March 10, 2026, then the Tenant shall pay the Landlord compensation of \$49.71 per day for the use of the unit starting March 11, 2026, until the date the Tenant moves out of the unit.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 11, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before March 10, 2026, then starting March 11, 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 March 11, 2026.

February 26, 2026
Date Issued

Rolland Roopchand
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 expires on September 11, 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.