



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103770-25

In the matter of: 2708, 39 MARY ST
BARRIE ON L4N1S9

Between: Adrian Ariganello Landlord

And

Ryan Maksymiw Tenant

Adrian Ariganello (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Maksymiw (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026. The Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied 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 May 1, 2026.
2. The rent arrears owing to March 14, 2026, are \$8,200.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The current lawful rent is \$ 2,050.00. It is due on the 15th day of each month.
5. Based on the monthly rent, the daily rent/compensation is \$67.40. This amount is calculated as follows: \$2,050.00 x 12 months, divided by 365 days.

6. The Landlord collected a rent deposit of \$2,050.00 from the Tenant and this deposit is still being held by the Landlord and will be applied to the last month of the tenancy.
7. Interest on the rent deposit, in the amount of \$33.75 is owing to the Tenant for the period from June 15, 2025, to February 18, 2026. This amount is payable to the Tenant prior to the end of the tenancy.

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 May 1, 2026.
2. The Tenant shall pay to the Landlord \$8,386.00, which represents the arrears of rent (\$8,200.00), plus the filing fee (\$186.00) for the period ending March 14, 2026.
3. The last month's rent deposit shall be applied to the last month of the tenancy starting April 15, 2026, to May 1, 2026. The last month's rental period is shortened by 13 days, and the Tenant is entitled to a credit in the amount to of \$876.16 (daily rate \$67.40 x 13 days). This credit shall be applied to the arrears.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order as follows:
 - a) \$2,000.00 on or before February 28., 2026 (arrears plus filing fee); AND
 - b) \$2,050.00 on or before March 31, 2026 (arrears); AND
 - c) \$3,459.84 on or before April 15, 2026 (arrears, less the last month's rent credit).
5. The Tenant shall pay to the Landlord the lawful rent for the month of March 2026, in full on or before March 15, 2026
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after March 15, 2025.
7. If the Tenant defaults on any of the payments noted in this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

8. If the unit has not vacated the rental unit on or before May 1, 2026, then the Tenant shall pay the Landlord compensation of \$67.40 per day for the use of the unit starting May 2, 2026, until the date the Tenant moves out of the unit.
9. If the unit is not vacated on or before May 1, 2026, then starting May 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 May 2, 2026.

February 27, 2026

Date Issued

Sonja Hudson

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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on November 2, 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.