



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095363-25

In the matter of: A, 866 BLYLEVEN BLVD
MISSISSAUGA ON L5V2J3

Between: SURESH KUMAR B PATHAPATE Landlord

And

Agnieszka Jurzysta Tenant

SURESH KUMAR B PATHAPATE (the 'Landlord') applied for an order to terminate the tenancy and evict Agnieszka Jurzysta (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.

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

Mediation was held on February 18, 2026. The following parties participated in the mediation: The Landlord's representative, Jeff Shabes, the Landlord, Suresh Kumar B Pathapate, and the Tenant, Agnieszka Jurzysta.

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

The parties agreed that:

1. The application is amended to remove Marcin Patrzalek as a Tenant.
2. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of July 8, 2026.
3. Based on the monthly rent, the daily rent/compensation is \$67.41 This amount is calculated as follows: \$2050.48 x 12 months, divided by 365 days.
4. The last months rent deposit will apply to June 2026 rent.
5. The Landlord will apply the interest they owe the Tenant on the last months rent deposit to the 8 day's rent the Tenant will owe for July, and the Landlord agrees to waive any amounts outstanding after the interest is applied.
6. The Landlord agrees to repair or replace the dishwasher on or before March 15, 2026.

7. The Landlord agrees to provide the Tenant a signed reference letter by email on or before February 23, 2026.

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 July 8, 2026.
2. If the unit is not vacated on or before July 8, 2026, then the Tenant shall pay the Landlord compensation of \$67.41 per day for the use of the unit starting July 9, 2026, until the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before July 8, 2026, then starting July 9, 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 July 9, 2026.
5. The last months rent deposit shall apply to June 2026 rent.

March 3, 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.