



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

File Number: LTB-L-002689-26

In the matter of: 406, 141 DAVISVILLE AVE
TORONTO ON M4S1G7

Between: RPMS PROPERTY MANAGEMENT SERVICES INC. Landlord

And

IRYNA BIRCHENKO Tenant

RPMS PROPERTY MANAGEMENT SERVICES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict IRYNA BIRCHENKO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

The Landlords legal Representative Jason Paine and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The lawful rent is \$1,866.81. It is due on the first day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$61.37. This amount is calculated as follows: $\$1,866.81 \times 12$, divided by 365 days.
3. The Tenant has paid \$1,700.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026, are \$4,767.47.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

7. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
8. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - a. \$4,953.47 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
9. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
10. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 31, 2026.**
11. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,385.88. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
12. The Tenant shall also pay the Landlord compensation of \$61.37 per day for the use of the unit starting February 20, 2026, until the date the Tenant moves out of the unit.
13. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.
14. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
15. 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 April 1, 2026.

February 27, 2026
Date Issued

Jennifer Buckminster
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 October 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing to March 31, 2026	\$6,467.47
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,700.00
Total the Tenant must pay to continue the tenancy	\$4,953.47

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$3,899.88
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,700.00
Total amount owing to the Landlord	\$2,385.88
Plus, daily compensation owing for each day of occupation starting February 20, 2026	\$61.37 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	