



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106186-25

In the matter of: 418, 27 BATHURST ST
TORONTO ON M5V0R1

Between: Iouri Selevko
Elena Selevko Landlords

And

Gevonni Modeste Tenant

Iouri Selevko and Elena Selevko (the 'Landlords') applied for an order to terminate the tenancy and evict Gevonni Modeste (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 26, 2026. The Landlord's legal representative Anome Mehrabian, the Landlords, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on February 27, 2026.
2. The lawful rent is \$1,800.00. It is due on the 15th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: $\$1,800.00 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 27, 2026 are \$7,069.34.
6. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$1,200.00 from the Tenant and this deposit is still being held by the Landlords.

8. Interest on the rent deposit, in the amount of \$9.32 is owing to the Tenant for the period from October 15, 2025 to February 26, 2026.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated and the Tenant must move of the rental unit on or before February 27, 2026.
2. The Tenant shall pay to the Landlords \$6,046.02. This amount includes rent arrears owing up to February 27, 2026 and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before April 1, 2026	\$500.00
On or before April 15, 2026	\$500.00
On or before April 29, 2026	\$500.00
On or before May 13, 2026	\$500.00
On or before May 27, 2026	\$500.00
On or before June 10, 2026	\$500.00
On or before June 24, 2026	\$500.00
On or before July 8, 2026	\$500.00
On or before July 22, 2026	\$500.00
On or before August 5, 2026	\$500.00
On or before August 19, 2026	\$500.00
On or before September 2, 2026	\$500.00
On or before September 16, 2026	\$46.02

4. If the Tenant does not make any of the required payments as set out in paragraph 3 in full and by the applicable deadline, the Tenant will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlords have the right to collect the balance outstanding under this Order.
5. The Tenant shall also pay the Landlords compensation of \$59.18 per day for the use of the unit starting February 28, 2026 until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before February 27, 2026, then starting February 28, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after February 28, 2026.

March 4, 2026
Date Issued

Sandra Sabourin
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 August 31, 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 as the tenancy is terminated

Rent Owing To Date of Termination (February 27, 2026)	\$7,069.34
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$9.32
Total amount owing to the Landlord	\$6,046.02
Plus daily compensation owing for each day of occupation starting February 28, 2026	\$59.18 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	