



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104748-25

In the matter of: 1C, 575 PAPE AVE
TORONTO ON M4K 3R5

Between: 2543036 ONTARIO INC. Landlord

and

KOSTYANTYN KONCHAKOV Tenant

2543036 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KOSTYANTYN KONCHAKOV (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a videoconference hearing on March 2, 2026.

The Landlord's Representative Mark Ciobotaru, the Landlord's Agents Farzad Lahouti and Alex Zverirs, and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,900.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12 months, divided by 365 days.
- 3) The rent arrears owing to March 31, 2026 are \$11,400.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Landlord collected a rent deposit of \$1,700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to March 2026, the last rental period of the tenancy, as the tenancy is terminated.

- 6) Interest on the rent deposit, in the amount of \$26.80 is owing to the Tenant for the period from June 2, 2025 to March 2, 2026.
- 7) If the Tenant vacates the unit and provides the Landlord with the keys to the rental unit on or before March 31, 2026, all amounts owed by the Tenant to the Landlord up to March 31, 2026 shall be waived by the Landlord.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before March 31, 2026.**
2. If the Tenant does not vacate the unit on or before March 31, 2026, the Tenant shall pay to the Landlord \$9,859.20. This amount includes rent arrears owing up to March 31, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 2, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
5. 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.
6. 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.
7. This order on consent resolves all issues related to this tenancy up to March 2, 2026.
8. This order is in full and final settlement of this application.

March 5, 2026
Date Issued

Denise Hannivan
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 if the Tenant does not vacate by March 31, 2026 as the tenancy is terminated

Rent Owing to March 31, 2026	\$11,400.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,700.00
Less the amount of the interest on the last month's rent deposit	- \$26.80
Total amount owing to the Landlord	\$9,859.20
Plus daily compensation owing for each day of occupation starting April 1, 2026	\$62.47 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	