



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000822-26

In the matter of: 2205, 105 THE QUEENSWAY
TORONTO ON M6S5B5

Between: Alex Hong Landlord

And

Anna Omelchenko Tenant

Alex Hong (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Omelchenko (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by video conference on February 24, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Alexander Chang, the Landlord and the Tenant were present. The Tenant spoke with Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective April 15, 2026. This is a final termination and is non-voidable.
- b) The lawful rent is \$2,500.00. It is due on the 5th day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
- d) The rent arrears owing to March 4, 2026, are \$8,800.00.

- e) The Landlord collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the last rental period of the tenancy because the tenancy is terminated.
- f) Interest on the rent deposit, in the amount of \$141.40 is owing to the Tenant for the period from November 3, 2023, to February 24, 2026.
- g) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- h) The parties agree to waive the interest owing to the Tenant and costs owing to the Landlord for the filing fee.

On consent, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before April 15, 2026.**
- 2. The Tenant shall pay the Landlord **\$8,800.00** which represents rent arrears owing to March 4, 2026.
- 3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$300.00 on or before March 6, 2026; and
 - b) \$500.00 on or before the 20th day of each month, starting April 20, 2026, through to and including August 20, 2027.
- 4. The Tenant shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting March 5, 2026, to March 15, 2026, 11 days totalling **\$904.09** on or before March 15, 2026.
- 5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.
- 6. The rent deposit of \$2,500.00 will be applied to the rental period from March 16, 2026, to April 15, 2026, the last month of the tenancy.
- 7. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 8. 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 16, 2026.

March 9, 2026
Date Issued

Sarah Visnovec
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 16, 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.