



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001408-26

In the matter of: 207, 1555 Kingston Rd.
Pickering ON L1V1C2

Between: Cornel Mihai Landlord

And

Magdalena Tyminska Tenant
Radoslaw Nagornik

Cornel Mihai (the 'Landlord') applied for an order to terminate the tenancy and evict Magdalena Tyminska and Radoslaw Nagornik (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 11, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord Cornel Mihai, Landlord's Spouse Ana Christina Mihai and the Tenant Magdalena Tyminska were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. A non-voidable termination date has been negotiated in good faith.
2. The rent arrears owing to March 31, 2026, are \$18,900.00.
3. The Landlord incurred costs of \$186.00 for filing the application and waives their claim to reimbursement of that fee.
4. The Landlord collected a last month rent deposit of \$2,550.00, and that amount is still being held. This amount will be applied, together with due interest, to the last month of the tenancy and will constitute the full lawful rent charges for that period.

5. The Landlord agrees to waive all rent arrears up to March 31, 2026, in satisfaction of this resolution.
6. The Tenant agrees to pay the lawful rent for April 2026 in full and on time, in regular course.

On consent of the parties, 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 May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 1, 2026.

Additional Terms

4. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing on April 01, 2026.
5. If the Tenant fails to make the payment in accordance with Paragraph 4 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 19, 2026
Date Issued

Adam Rogers
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 December 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.