



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

File Number: LTB-L-000024-26

In the matter of: 3253 AUBREY RD
MISSISSAUGA ON L5L5C9

Between: ALFREDO TOMAS Landlords
ISABEL TOMAS

And

ARKADIUSZ SAWICKI Tenants
IZABELA SAWICKA

ALFREDO TOMAS and ISABEL TOMAS (the 'Landlords') applied for an order to terminate the tenancy and evict ARKADIUSZ SAWICKI and IZABELA SAWICKA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 10, 2026. The Landlords, the Landlords support, Sandra Tannus, the Landlords legal representative, Panagiotis Peter Balatidis, the Tenant, Arkadiusz Sawicki and the Tenants legal representative, Roman Andrzejewski attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12 months, divided by 365 days.
4. The rent arrears owing to March 31, 2026, are \$32,500.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlords collected a rent deposit of \$1,600.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$343.98 is owing to the Tenants for the period from September 1, 2013, to March 10, 2026.
8. The parties agree that the Tenants shall pay to the Landlords \$19,611.60 as full and final settlement for the rent arrears owing for the period ending March 31, 2026.
9. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. The Tenants do not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords 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 Landlords on or after April 1, 2026.
4. The Tenants shall pay to the Landlords \$19,611.60. This amount includes rent arrears owing up to March 31, 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 Tenants as well as a further reduction of the amount owing.
5. The Tenants shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting April 1, 2026, until the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlords the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 17, 2026
Date Issued

Oluwatobi Abobarin
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.