



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

File Number: LTB-L-107996-25

In the matter of: 6, 329 NORTHLAKE DR.
WATERLOO ON N2V1Z1

Between: Bill Savvidis Landlords
Jennifer Savvidis

And

John William Bankes Tenants
Katelyn Alexander

Bill Savvidis and Jennifer Savvidis (the 'Landlords') applied for an order to terminate the tenancy and evict John William Bankes and Katelyn Alexander (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on March 12, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO), Maryam Cooper. The Landlord's representative, Janet van Oordt, the Tenants, and the Tenants' support person, Daniel McMahon, were present. The Tenants provided consent for Daniel McMahon to represent them. The consent was recorded on zoom separately.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties reached consent on non-voidable order with termination date of March 31, 2026.
2. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$1,720.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$56.55. This amount is calculated as follows: \$1,720.00 x 12, divided by 365 days.

6. The rent arrears owing to March 31, 2026, are \$6,880.00.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The total rent arrears and costs owing to March 31, 2026, are \$7,066.00
9. The Landlords collected a rent deposit of \$1,695.00 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.
10. Interest on the rent deposit, in the amount of \$181.21 is owing to the Tenants for the period from April 1, 2020, to March 12, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated on March 31, 2026.
2. The Tenants must move out on or before March 31, 2026.
3. 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.
4. 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.
5. The Tenants shall pay to the Landlords \$5,189.79. 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.
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.

7. The Tenants shall also pay the Landlords compensation of \$56.55 per day for the use of the unit starting April 1, 2026, until the date the Tenants move out of the unit.

March 18, 2026
Date Issued

Maryam Cooper
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 September 30, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 29, 2026

Rent Owing To March 31, 2026	\$6,880.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$7,066.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$5,838.60
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,695.00
Less the amount of the interest on the last month's rent deposit	- \$181.21
Total amount owing to the Landlords	\$4,148.39
Plus, daily compensation owing for each day of occupation starting March 13, 2026	\$56.55 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	