



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108264-25

In the matter of: 1054 DENTON DR
COBOURG ON K9A 3T8

Between: Rafik Zaki Landlords
Rania Zaitoun

And

Kari-Lyn Windsor Tenants
Austin Colpitts

Rafik Zaki and Rania Zaitoun (the 'Landlords') applied for an order to terminate the tenancy and evict Kari-Lyn Windsor and Austin Colpitts (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on March 9, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Kari-Lyn Windsor attended on behalf of the Tenants and consulted with Tenant Duty Counsel prior to mediation. Rafik Zaki attended for the Landlords and was represented by Michelle Mont.

The parties agreed to resolve the issues in the Landlords' application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - **\$12 186.00** if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing;

OR

- **\$15 186.00** if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing

3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 30, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord **\$6 945.84**. This amount includes rent arrears owing up to the date of the hearing (March 9, 2026) and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlords compensation of \$98.63 per day for the use of the unit starting March 10, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 May 1, 2026.
10. The Tenants shall pay to the Landlords the following amounts towards the arrears owing:
 - a) \$1 000.00 on or before March 13, 2026;
 - b) \$1 000.00 on or before March 20, 2026;
 - c) \$1 000.00 on or before March 27, 2026
11. If the Tenants fail to make any of the payments under paragraph 10 in full and on time, then the Landlord may collect the entire outstanding balance from the amount set out in paragraph five (5).
12. If the Tenants fail to make any of the payments in accordance with paragraph 10 and by the dates required, then:

The Landlords may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 5 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 10 of this order. This may result in the Board issuing an order that terminates the tenancy before April 30, 2026.

13. If the Tenants make the payments as indicated in paragraph 10 above, these payments shall reduce the amount required to void the Order as set out in paragraph 2 accordingly.

March 17, 2026
Date Issued

Susan Parsons
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 November 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 to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$12 000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$12 186.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$15 000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$15 186.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date (March 9, 2026)	\$9 887.67
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less interest owing on the last month's rent deposit	-\$127.83
Total amount owing to the Landlord	\$6 945.84
Plus daily compensation owing for each day of occupation starting March 10, 2026	\$98.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	