



Order under Section 94 Residential Tenancies Act, 2006

File Number: LTB-L-105966-25

In the matter of: 28, 140 WELLESLEY ST E
TORONTO ON M4Y1J1

Between: 965441 ONTARIO LIMITED

Landlord

And

Samuel Pashev

Tenant

965441 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Samuel Pashev (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 17, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing the parties consented to the following order:

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 7, 2026.
2. If the unit is not vacated on or before April 7, 2026, then starting April 8, 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 April 8, 2026.
4. The Tenant shall pay to the Landlord \$6,371.94, which represents compensation for the use of the unit from December 6, 2025, to March 17, 2026.

5. The Tenant shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting March 18, 2026, until the date the Tenant moves out of the unit.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The total amount the Tenant must pay the Landlord is \$6,557.94.
8. If the Tenant does not pay the Landlord the full amount owing on or before April 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 8, 2026 at 4.00% annually on the balance outstanding.

March 25, 2026
Date Issued

Bryan Delorenzi
Member, 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 of the Tenant expires on October 8, 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.