



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014432-26

In the matter of: 1, 662 Queens Avenue
London ON N5W3H1

Between: Michael Kirshin Landlord

And

Sunday June Charity Tenant
Steven Gerner

Michael Kirshin (the 'Landlord') applied for an order to terminate the tenancy and evict Sunday June Charity and Steven Gerner (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord, Michael Kirshin, and the Tenants, Sunday June Charity and Steven Gerner, advised that the parties had reached an agreement.

I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,275.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$41.92. This amount is calculated as follows: \$1,275.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$8,300.00.
6. The Landlord collected a rent deposit of \$1,275.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. The last month rental deposit will be applied to March 2026, rental period.
8. The Landlord agrees to not pursue collection of the arrears.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on or before March 31, 2026.
2. The Tenant shall pay to the Landlord \$7,528.04. This amount includes rent arrears owing up to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$41.92 per day for the use of the unit starting March 13, 2026, until the date the Tenant moves out of the unit.
4. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 1, 2026.

March 23, 2026
Date Issued

Sumathi Dhanapal
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 4, 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 if the tenancy is terminated

Rent Owing To Hearing Date	\$8,803.04
Less the amount of the last month's rent deposit	- \$1,275.00
Total amount owing to the Landlord	\$7,528.04
Plus daily compensation owing for each day of occupation starting March 13, 2026	\$41.92 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	