



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

File Number: LTB-L-000978-26

In the matter of: 504, 205 FREDERICK STREET
Toronto ON M5A1N2

Between: Rajko Platisa Landlords
Goranka Platisa

And

Christina Kapelos Tenant

Rajko Platisa and Goranka Platisa (the 'Landlords') applied for an order to terminate the tenancy and evict Christina Kapelos (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was scheduled to be heard by videoconference on March 23, 2026.

The Landlords Legal Representative Claire “Beth” Hardy, Landlord Rajko Platisa, the Tenant’s Legal Representative Samuel Mason and the Tenant attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application rather than a hearing.

The parties agreed:

1. The Landlords gave the Tenant an N12 notice of termination with the termination date of February 28, 2026. The Landlords claim that they require vacant possession of the rental unit for the purpose of residential occupation by their daughter Nina Platisa.
2. The Landlords have compensated the Tenant an amount equal to one month's rent by February 28, 2026.
3. If the Tenant can provide evidence they paid a \$500.00 security deposit in addition to the rent deposit, the Landlords will pay the Tenant \$500.00 upon return of the keys to the unit.
4. The rent deposit is topped up to \$2,038.21 and the Landlords paid the Tenant the remaining interest owing on the rent deposit to March 31, 2026.

5. The rent deposit will apply to the last month of the tenancy.
6. The Tenant will email the Landlords to advise if they move out of the rental unit earlier than October 31, 2026.
7. If the Tenant moves in the middle of a month, the Landlords will refund the Tenant accordingly.
8. Daily compensation is \$67.00 ($\$2,038.21 \times 12$ divided by 365).

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
2. If the unit is not vacated on or before October 31, 2026, then starting November 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 November 1, 2026.
4. The Tenant shall pay to the Landlords \$67.00 per day for compensation for the use of the unit starting November 1, 2026, to the date the Tenant moves out of the rental unit.

March 26, 2026
Date Issued

Melinda Jamieson
Hearing 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 of the Tenant expires on May 1, 2027, 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.