



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

File Number: LTB-L-000173-26

In the matter of: 604, 10 Gatineau Dr
Vaughan ON L4J0L2

Between: Robert Grin Landlords
Anna Grin

And

Victor Tur Tenants
Monita Sao

Robert Grin and Anna Grin (the 'Landlords') applied for an order to terminate the tenancy and evict Victor Tur and Monita Sao (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 10, 2026. Instead, the Landlords, and the Tenants participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Determinations:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026 are \$14,000.00.
4. The Tenant has not made any payments since the application was filed.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

It is ordered on consent of the parties that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
2. 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.
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 May 1, 2026.
4. The lawful rent for April 2026, shall be paid on April 1, 2026.
5. The Tenants shall pay to the Landlords \$14,186.00 for arrears of rent up to March 31, 2026 and the cost of filing the application.
6. The Tenants shall pay to the Landlords the amount set out in paragraph 5 in accordance with the following schedule:
 - Monthly payments of \$2,000.00 by the 1st day of each month, starting May 1, 2026, until November 1, 2026, and;
 - A final payment of \$186.00 on or before December 1, 2026.
7. Should the Tenants fail to make any of the payments as listed in this order, in full and on time while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlords have the right to collect the balance outstanding under this Order on Consent.
8. This order on consent is in full and final settlement of this application.

March 31, 2026
Date Issued

Shadiyah Stoute
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 of the Tenant 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.

