



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

File Number: LTB-L-050003-25

In the matter of: Room 3, 1073 LUCERNE CRES
MISSISSAUGA ON L5C3X6

Between: Jiebo CAI Landlord

And

Almir TOPCIU Tenant

Jiebo CAI (the 'Landlord') applied for an order to terminate the tenancy and evict Almir TOPCIU (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 10, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Tigran Sandukchyan. Parties consented to the order below.

At the hearing the parties agreed:

1. The rent arrears owing to March 31, 2026 are \$8,775.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Tenant must move out of the rental unit on or before March 31, 2026.
3. If the Tenant vacates the rental unit on or before March 31, 2026, then:
 - the Tenant shall pay the Landlord \$700.00 on or before March 17, 2026 and the Landlord shall waive the rest of the arrears of rent and costs owing to the Landlord.
 - If the Tenant does not pay the Landlord the full amount owing on or before March 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 18, 2026 at 4.00% annually on the balance outstanding
4. If the Tenant does not vacate the rental unit on or before March 31, 2026, then:
 - The Tenant shall pay to the Landlord \$8,775.00. This amount includes rent arrears owing up to March 31, 2026 and the cost of filing the application.

- The Tenant shall also pay the Landlord compensation of \$20.71 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
 - If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
5. 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.
 6. 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 31, 2026
Date Issued

Vladimir Nikitin
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 expires on October 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.