



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

File Number: LTB-L-098306-25

In the matter of: 607, 2121 LAKE SHORE BLVD W
ETOBICOKE ON M8V4B9

Between: Niaz Nauma Landlord

And

Guney Kocabas Tenants
Morgan MacKenzie

Niaz Nauma (the 'Landlord') applied for an order to terminate the tenancy and evict Guney Kocabas and Morgan MacKenzie (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe. (L1 Application)
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises. (L2 Application)

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

The Landlord Representative Jahne Baboulas, the Landlord Niaz Nauma and the Tenants Guney Kocabas and Morgan MacKenzie, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

L1 Application

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,556.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$84.03. This amount is calculated as follows: \$2,556.00 x 12, divided by 365 days.
4. The rent arrears owing to March 31, 2026 are \$5,008.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,325.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the month May 2026 which is the last month of the tenancy.
7. Interest on the rent deposit, in the amount of \$319.42 is owing to the Tenants for the period from October 25, 2018 to April 30, 2026. The amount of \$231.00 has been used to increase the amount of the rent deposit held by the Landlord so that it is equal to the lawful monthly rent for May 2026. The remaining balance of \$88.42 will be paid by the Landlord to the Tenants on or before May 31, 2026.
8. The Tenants shall leave the unit in broom swept condition.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants does not have the option to void the order by paying the arrears and costs.

L2 Application

10. The Landlord shall waive \$4,463.37 of the damages claimed in the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before May 31, 2026.
2. The Tenants shall pay to the Landlord \$5,194.00 for arrears of rent up to March 31, 2026 and costs on or before March 27, 2026.
3. The Tenants shall also pay the monthly rent for April 2026 on or before April 1, 2026
4. The Tenants shall also pay the Landlord compensation of \$84.03 per day for the use of the unit starting June 1, 2026 until the date the Tenants moves out of the unit.
5. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
7. If the Tenants fail to make the payment in accordance with paragraphs 2 and 3, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 2 and 3 of this order. **This may result in the Board issuing an order that terminates the tenancy before May 31, 2026.**

April 1, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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 December 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.