



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-004871-26 & LTB-T-105382-25 & LTB-T-021892-26

In the matter of: 60 FELKER CRES
STONE CREEK ON L8G2A7

Between: Tomasz Bolek Landlord
Katarzyna Bolek

And

Marwan Elkordy Tenant
Malak Elkordy
Susan Glinka Elkordy
Omnia Rafat
Lily Elkordy

Tomasz Bolek and Katarzyna Bolek (the 'Landlord') applied for an order to terminate the tenancy and evict Marwan Elkordy, Malak Elkordy, Susan Glinka Elkordy, Omnia Rafat and Lily Elkordy (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was to be heard by videoconference on March 23, 2026. The Landlords' representative, Daria Berezowska, the Landlord, Tomasz Bolek and the Tenants' representative Joseph Kazubek, and the Tenants, Marwan Elkordy, and Malak Elkordy attended the hearing. The Tenants did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,050.00. It is due on the 1st day of each month.
3. The parties requested a non-voidable eviction order with an eviction date of July 31, 2026.
4. Based on the Monthly rent, the daily rent/compensation is \$100.27. This amount is calculated as follows: \$3,050.00 x 12, divided by 365 days.

5. The Tenants have paid \$4,300.00 to the Landlords since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$11,107.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords will provide a general reference saying when the tenancy commenced and ended.
9. As of the date of the hearing the Tenants agree that the rent arrears owed to the Landlords totals \$11,107.00 until March 31, 2026, the Landlords are entitled to the \$186.00 application fee.
10. There is no last month's rent deposit.
11. The Landlords will provide a general reference letter saying when the tenancy commenced and ended.
12. If the Tenants vacate earlier than July 31, 2026, the Tenants will inform the Landlords notice in writing providing at least 14 days notice.
13. At the hearing, the Tenants requested to withdraw the files LTB-T-105382-25 and LTB-T-021892-26.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenants shall pay to Landlord \$11,293.00. for arrears of rent to March 31, 2026, which includes the application filing fee of \$186.00.
5. The Tenants shall pay to the Landlords the amount set out in paragraph 4 in accordance with the following schedule:
 - \$2,800.00 on or before the first (1) day of each month starting April 1, 2026, for a period of four (4) consecutive months until July 1, 2026.
6. If the Tenants fail to make payment in accordance with paragraph 5 of this order above, then the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the

tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears of rent, NSF fees and related charges that became owing after March 31, 2026. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.

7. If the Tenants complies with paragraphs 1 and 5 of this order, the Landlords will waive the amount owing in paragraph 4 of this order.
8. If the Tenants do not comply with paragraph 1 of this order the Tenants will pay the Landlord the full amount owing in paragraph 4 of this order above, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.
9. The Tenants shall also pay the Landlords compensation of \$100.27 per day for the use of the unit starting August 1, 2026, until the date the Tenants move out of the unit.
10. The files LTB-T-105382-25 and LTB-T-021892-26 are withdrawn, and the LTB's files are closed.
11. This order settles all claims advanced by the Landlords and/or the Tenants against one another in relation to this tenancy, up to the date of the hearing.

April 1, 2026
Date Issued

John Russett
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 February 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.