



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014343-25

In the matter of: 905, 898 PORTAGE PKY
CONCORD ON L4K0J6

Between: Enovest Holdings Inc. Landlord

And

Natalia Safronii Tenant

Enovest Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Natalia Safronii (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties reached a proposed resolution agreement, and/or requested mediation, and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on March 19, 2026, by Roxanne Theriault, a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Legal Representative, Emilio Vaiano and the Tenant participated in mediation.

The parties agreed to an order on consent in full and final satisfaction of the application, and in so doing, understand their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties provided their informed, independent, and voluntary consent

The parties agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on September 1, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,300.00. It was due on the 10th day of each month.

5. The rent arrears owing to September 1, 2025, are \$27,039.26.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The application was amended to reflect that the Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$174.14 is owing to the Tenant for the period from September 1, 2020, to September 1, 2025.
9. The parties agreed that if the Tenant pays \$10,000.00 on or before July 31, 2026, the Landlord will waive the remaining arrears. If \$10,000.00 is not paid on or before July 31, 2026, then the total arrears will be owed by the Tenant minus the rent deposit and interest.
10. This resolves all issues with respect to the tenancy up to March 19, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of September 1, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$10,000.00 on or before July 31, 2026.
3. If the Tenant does not pay \$10,000.00 on or before July 31, 2026, then the Tenant shall pay to the Landlord \$25,051.12. This amount includes rent arrears owing to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

April 10, 2026
Date Issued

Roxanne Theriault
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.