



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-008376-26-RV
LTB-L-011675-26

In the matter of: 106, 45 BAIF BLVD
RICHMOND HILL ON L4C5N8

Between: Richmond Hill Apartments Holdings Inc. c/o Landlord
Quadreal Residential Properties G.P.

And

Elfy Wegessy Tenant

And

Ingrid Elizabeth Karin Wegessy Requestor/Unauthorized
Occupant

Review Order

L3 Application:

Richmond Hill Apartments Holdings Inc. c/o Quadreal Residential Properties G.P. (the 'Landlord') applied for an order to terminate the tenancy and evict Elfy Wegessy (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was resolved by order LTB-L-008376-26 issued on February 6, 2026.

On February 17, 2026, Ingrid Elizabeth Karin Wegessy ('IW') requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 18, 2026 interim order LTB-L-008376-26-RV-IN was issued, staying the order issued on February 6, 2026.

This request to review was heard by videoconference on April 1, 2026.

A2 Application:

Richmond Hill Apartments Holding Inc c/o Quadreal Residential Properties (the 'Landlord') applied for an order to terminate the tenancy of (the 'Tenant') and evict Ingrid Wegessy (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was brought forward to be heard by videoconference on April 1, 2026 together with the request to review relative to the L3 Application.

The Landlord's agents, Unica Palogan and Marian Abad, the Landlord's legal representative, Martin Zarnett, and the Requestor/Unauthorized Occupant, Ingrid Elizabeth Karin Wegassy, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

Request to Review – L3 Application:

1. The request to review order LTB-L-008376-26 issued on February 6, 2026 is granted. The order is cancelled and cannot be enforced.

L3 Application and A2 Application:

2. The Tenancy between the Landlord and the Tenant is terminated.
3. Ingrid Elizabeth Karin Wegassy shall move out of the rental unit on or before May 31, 2026.
4. If the unit is not vacated by May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after June 1, 2026.
6. The monthly rent is \$2,195.82. The daily compensation rate is \$72.19 [$\$2,195.82 \times 12$ months divided by 365 days].
7. Ingrid Elizabeth Karin Wegassy shall pay to the Landlord \$4,331.40 which represents daily compensation for the use of the rental unit from February 1, 2026 to April 1, 2026.
8. Ingrid Elizabeth Karin Wegassy shall also pay to the Landlord \$72.19 per day for compensation for the use of the unit from April 2, 2026 to the date they move out of the unit.
9. The Landlord is holding a rent deposit in the amount of \$2,207.05, and owes interest on the rent deposit in the amount of \$11.56 for the period January 1, 2026 to April 1, 2026. The rent deposit and interest owing on it shall be applied to the amount owing by Ingrid Elizabeth Karin Wegassy.
10. All amounts paid to the Landlord by Ingrid Elizabeth Karin Wegassy for use and occupation of the rental unit for the period starting February 1, 2026 shall be deducted from the amount owing by Ingrid Elizabeth Karin Wegassy.

April 15, 2026
Date Issued

Mark Melchers
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 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.