



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010149-26

In the matter of: 980 SAWGRASS CRES
MISSISSAUGA ON L5C3Y3

Between: Jozef Fedor Landlord

And

Elizabeth Kathryn Hallett Tenant
Edress Sarfaraz

Jozef Fedor (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Kathryn Hallett and Edress Sarfaraz (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 9, 2026. The following parties participated in the mediation: The Landlord's representative, Carson Frankum, the Landlord's agent, Patrick Fedor and the Tenant, Elizabeth Kathryn Hallett (who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of May 31, 2026.
2. The lawful rent is \$3,800.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$124.93. This amount is calculated as follows: \$3,800.00 x 12, divided by 365 days.
4. The rent arrears owing to April 30, 2026 are \$15,200.00.
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 \$3,800.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

7. Interest on the rent deposit, in the amount of \$136.76 is owing to the Tenant for the period from October 1, 2024 to April 9, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. The Tenant shall pay to the Landlord \$15,249.24, which represents the arrears of rent (\$15,200.00), plus the filing fee (\$186.00), less the interest owed (\$136.76) for the period ending April 30, 2026.
3. The Tenant shall also pay the Landlord compensation of \$124.93 per day for the use of the unit starting June 1, 2026 to the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
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.

April 24, 2026

Date Issued

Rolland Roopchand

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 of the Tenant 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.