



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-011741-26

In the matter of: W3909, 185 MILLWAY AVE
CONCORD, ON, L4K0L2

Between: Millway Residences Inc. Landlord

and

Teodor Oliver Orasanu Tenants
Zsofia Szamosi

- [1] Millway Residences Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Teodor Oliver Orasanu and Zsofia Szamosi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] The application was scheduled to be heard by video conference on April 20, 2026. The Landlord was represented by landlord agent Anna Capozzi. The Tenant, Teodor Oliver Orasanu was present on behalf of both Tenants and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The tenancy is terminated effective April 30, 2026.
 - b. The total amount of arrears owing up to April 30, 2026, including the application filing fee, and less the last month rent deposit is \$8,189.96
 - c. This Order is a non-voidable order which means the tenancy is terminated and there is no opportunity for the Tenants to pay the amount owing and remain in the residential unit.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective April 30, 2026. The Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 01, 2026, the Landlord 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 Landlord on or after May 01, 2026.
4. If the unit is not vacated on or before April 30, 2026, the Tenants shall pay to the Landlord \$83.01 per day for compensation for use of the unit from May 01, 2026 to the date the Tenants move out of the unit.
5. The Tenants shall pay the Landlord \$8,189.96 which represents the arrears of rent owing up to April 30, 2026, including the application filing fee and less the last month rent deposit. The Tenants shall make the following payments to the Landlord in respect of the monies owing:
 - (a) On or before April 27, 2026, the Tenants shall pay the Landlord \$5000.00 towards the arrears
 - (b) On or before May 27, 2026, the Tenants shall pay the Landlord \$1063.00 towards the arrears
 - (c) On or before June 27, 2026, the Tenants shall pay the Landlord \$1063.00 towards the arrears
 - (d) On or before July 27, 2026, the Tenants shall pay the Landlord \$1063.96 towards the balance of the arrears
6. If the Tenants fail to make any of the payments in accordance with paragraph 5 of this Order, and by the dates required, then the balance owing under paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.

April 27, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on November 01, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.