



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011040-26

In the matter of: 212, 500 DAWES RD
Toronto ON M4B 2G1

Between: Havcare Investments Inc Landlord

And

Elvira Nagy Tenant

Havcare Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Elvira Nagy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 21, 2026.

The Landlord's Agent, Carolyn Krebs the Tenant, Elvira Nagy and the Tenant Support, Krisztofer Lakatos attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent

Agreed Facts:

1. The Tenant listed as Krisztina Lakatos in the application is removed as a party to this application.
2. The parties agreed to a final termination of tenancy for May 30, 2026.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,669.03. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$54.87. This amount is calculated as follows: \$1,669.03 x 12, divided by 365 days.
6. The Tenant has paid \$2,200.00 to the Landlord since the application was filed.
7. The rent arrears owing to April 30, 2026, are \$13,160.72.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,669.03 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.
10. Interest on the rent deposit, in the amount of \$7.68 is owing to the Tenant for the period from February 1, 2026, to April 21, 2026. This amount will be applied to the arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on May 30, 2026.
2. If the unit is not vacated on or before May 30, 2026, then starting May 31, 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 31, 2026.
4. The Tenant shall also pay the Landlord compensation of \$54.87 per day for the use of the unit starting April 22, 2026, until the date the Tenant moves out of the unit.
5. The last month's rent is applied to the last month of tenancy.
6. The Tenant shall pay the Landlord, \$13,339.04 for rent arrears up to April 30, 2026, and this includes the filing fee and less the interest on the last month's deposit.
7. The Tenant shall pay the amount owing in paragraph (6) on or before May 30, 2026.
8. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.
9. The application is amended and Krisztina Lakatos is removed as a Tenant party to the application.

April 24, 2026
Date Issued

Tanya Speedie
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 November 30, 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.