



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-009161-26

In the matter of: 6A, 18 MCARTHUR AVE
VANIER ON K1L 6R2

Between: TATDAT Corp. Landlord

And

Martin Kalonji Tenant

TATDAT Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Martin Kalonji (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 Representative, Grace George and the Tenant, Martin Kalonji attended the hearing. 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 parties agreed to a final termination of tenancy for April 30, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$875.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$28.77. This amount is calculated as follows: \$875.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$7,875.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$875.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the arrears.
9. Interest on the rent deposit, in the amount of \$34.86 is owing to the Tenant for the period from August 7, 2024 to April 21, 2026. The interest will be applied to the arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 1, 2026.
4. The Tenant shall pay the Landlord, \$7,151.14 for rent arrears up to April 30, 2026, including costs, less the last month's rent deposit, less the interest on the deposit.
5. The Tenant shall pay the amount owing in paragraph (4) on or before April 30, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Tenant shall also pay the Landlord compensation of \$28.77 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

April 27, 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 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.