



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012196-26

In the matter of: 11, 1246 DUFFERIN PL
WINDSOR ON N8X3K1

Between: Dale and Marla Coffin c/o MARDA Management Inc. Landlord

And

Michael aka Mike Katsilas Tenant

Dale and Marla Coffin c/o MARDA Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael aka Mike Katsilas (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was mediated by videoconference on April 29, 2026. Paralegal, Kira Passell, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decision, understanding the terms and consequences.

General Information

The parties agree to terminate the tenancy effective May 3, 2026 with enforcement provisions commencing May 4, 2026.

The rent account is paid in full for the period ending April 30, 2026.

The current monthly rent is \$1,046.53. It is due on the 1st of each month. Per Diem is \$34.41.

The Tenant paid the Landlord a Last Month's Rent deposit (LMR) in the amount of \$1,000.00 and a key deposit of \$50.00.

The parties agree to meet at the unit on May 4, 2026 at 10:00 am. The parties will complete a joint move out inspection.

The Landlord will pay the Tenant \$1,050.00 (LMR: \$1,000.00 + Key Deposit: \$50.00) and the Tenant will give the Landlord the keys.

The Tenant owes the Landlord \$103.22 rent from May 1, 2026 to May 3, 2026. The Landlord apply the interest owing on the LMR (\$55.18) towards the May rent and the Landlord will waive the balance owing (\$48.04).

The Tenant plans to complete/email a Form N11, today, to support his agreement to move out of the unit by May 3, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective May 3, 2026. The Tenant must move out of the unit on or before May 3, 2026.
2. If the unit is not vacated on or before May 3, 2026, then starting May 4, 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 4, 2026.
4. If the Tenant has not vacated the unit on or before May 3, 2026, commencing May 4, 2026 the Landlord may charge daily compensation of \$34.41 until the Tenant moves out.

May 13, 2026
Date Issued

Shawn Hayman
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 November 4, 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.