



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

File Number: LTB-L-021610-26

In the matter of: Basement, 256 AXMINSTER DR
RICHMOND HILL ON L4C 2W1

Between: Tomas Ohannessian Landlord

and

Efosa Alexander Oronsaye Tenant

Tomas Ohannessian (the 'Landlord') applied for an order to terminate the tenancy and evict Efosa Alexander Oronsaye (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a Hearing scheduled on April 29, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord, the Landlord's Agent George Gentile, and the Tenant participated in the mediation. The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

The amount of costs and arrears owed up to April 30, 2026 referenced in paragraph 4 of this order as of the date of mediation differs by \$1.00 from the amount set forth in this Order on Consent due to a clerical error in calculation. No other amounts in this order are impacted by this change.

Additionally, the payment date referenced in paragraph 6 of this order as of the date of mediation differs as it has been corrected to reflect the date of termination. The date interest starts to accrue has been corrected accordingly.

Agreed Facts:

- 1) The application is amended as follows:
 - a) The monthly rent when this application was filed was \$1,460.00;
 - b) 'Basement' is added to the address of the rental unit;
 - c) A last month rent deposit of \$1,460.00 was collected by the Landlord July 1, 2023 and no interest had been paid on this amount.
- 2) The current rent increased to \$1,490.00 on March 1, 2026. It is due on the 1st day of each month.
- 3) Based on the Monthly rent, the daily rent/compensation is \$48.99. This amount is calculated as follows: \$1,490.00 x 12 months, divided by 365 days.
- 4) The Tenant has paid \$620.00 to the Landlord since the application was filed.
- 5) The rent arrears owing to April 30, 2026 are \$5,900.00.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 7) The Landlord collected a rent deposit of \$1,460.00 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.
- 8) Interest on the rent deposit, in the amount of \$101.50 is owing to the Tenant for the period from July 1, 2023 to April 29, 2026.
- 9) If the Tenant vacates the unit by June 15, 2026 AND makes both payments per paragraph 3 of this order, the Landlord will reduce all arrears and costs owing to April 30, 2026 to \$2,500.00 and waive the 15 days of rent for June 1 to 15, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before June 15, 2026.**
2. If the Tenant vacates the unit on or before June 15, 2026 **AND** makes both payments per paragraph 3 of this order, the Tenant shall pay to the Landlord the reduced amount of \$2,500.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 1, 2026	\$2,000.00
May 31, 2026	\$500.00

4. If the Tenant does **not** vacate the unit on or before June 15, 2026 **OR** fails to make either of the payments per paragraph 3 of this order, the Tenant shall pay to the Landlord **\$6,749.29*** less any payments already made to the Landlord. This amount includes rent owing up to June 15, 2026 and the cost of filing the application. The rent deposit and the interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

*** This amount will be reduced by \$48.99 per day if the Tenant vacates before June 15, 2026**

5. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 16, 2026.
8. The Tenant shall also pay the Landlord compensation of \$48.99 per day for the use of the unit starting June 16, 2026 until the date the Tenant moves out of the unit.
9. This order is in full and final settlement of this application.

May 1, 2026
Date Issued

Denise Hannivan
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 December 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the Tenant vacates the unit *ON OR BEFORE* June 15, 2026 AND Makes the Two (2) Payments per Paragraph 3 of this order

Rent Owing to April 30, 2026	\$6,520.00
Application Filing Fee	\$186.00
Rent for May 2026	\$1,490.00
Rent for June 1 to 15, 2026 - \$734.79 <i>WAIVED</i>	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$620.00
Less the amount of the last month's rent deposit	- \$1,460.00
Less the amount of the interest on the last month's rent deposit	- \$101.50
Less the amount the Landlord is reducing the arrears and costs	- \$3,514.50
Total the Tenant must the Landlord pay <i>IF</i> the Tenant Vacates by June 15, 2026 AND Makes Both Payments per Paragraph 3 of this order	\$2,500.00

B. Amount the Tenant must pay if the Tenant vacates the unit *AFTER* June 15, 2026 OR Fails to Make Either of the Two (2) Payments per Paragraph 3 of this order

Rent Owing to April 30, 2026	\$6,520.00
Application Filing Fee	\$186.00
Rent for May 2026	\$1,490.00
Rent for June 1 to 15, 2026	\$734.79
Less the amount the Tenant paid to the Landlord since the application was filed	- \$620.00
Less the amount of the last month's rent deposit	- \$1,460.00
Less the amount of the interest on the last month's rent deposit	- \$101.50
Total the Tenant must pay if the Tenant DOES NOT Vacate by June 15, 2026 OR DOES NOT make either of the Payments per Paragraph 3 of this order	\$6,749.29*
* This amount will be reduced by any payments already made to the Landlord AND will be reduced by \$48.99 per day that the Tenant vacates before June 15, 2026	
Plus daily compensation owing for each day of occupation starting June 15, 2026	\$48.99** (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	