



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016947-26

In the matter of: 64 CARTIER CRES
RICHMOND HILL ON L4C2N4

Between: ARTHUR FURS Landlords
MAX FURS

And

SERKAN OZKAN Tenant

ARTHUR FURS and MAX FURS (the 'Landlords') applied for an order to terminate the tenancy and evict SERKAN OZKAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 24, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Maria Sturino, the Landlord, Aurther Furs, and the Tenant were present. The Tenant did not meet with Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The tenancy is terminated in a final way and without voiding provisions as of April 30, 2026.
2. The lawful rent is \$5,450.00. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to March 31, 2026 are \$16,350.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The total amount the Tenant owes the Landlords is \$16,536.00.
7. If the unit is not vacated on or before April 30, 2026, the Tenant will also owe the Landlords daily rent, starting May 1, 2026. Based on the monthly rent, the daily rent/compensation is \$179.18. This amount is calculated as follows: \$5,450.00 x 12, divided by 365 days.

8. The Tenant will pay the Landlords the full amount owing for arrears of rent, costs and daily rent (if applicable) according to an agreed upon payment plan.
9. The Tenant will also pay the Landlords the monthly rent that will come due for April 2026, in the amount of \$5,450.00 on or before April 5, 2026. Should the Tenant fail to make this payment, the Landlords may, without notice to the Tenant, apply to the Landlord and Tenant Board (the 'LTB') within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant earlier than April 30, 2026.
10. There is no last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of April 30, 2026. The Tenant must move out of the rental unit on or before April 30, 2026.
2. The Tenant shall pay to the Landlords, the monthly rent that will come due for April 2026 in the amount of \$5,450.00 on or before April 5, 2026.
3. Should the Tenant fail to make the payment in compliance with paragraph 2 of this order, the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant earlier than April 30, 2026.
4. The Tenant shall also pay to the Landlords \$16,536.00. This amount includes rent arrears owing up to March 31, 2026 and the cost of filing the application.
5. If the unit is not vacated on or before April 30, 2026, the Tenant shall also pay to the Landlords compensation of \$179.18 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
6. The Tenant shall pay to the Landlords the full amount owing as set out in paragraphs 4 and 5 of this order as follows:
 - \$2,000.00 on or before June 1, 2026;
 - \$2,000.00 on or before July 1, 2026;
 - \$2,000.00 on or before August 1, 2026;
 - \$2,000.00 on or before September 1, 2026;
 - \$2,000.00 on or before October 1, 2026;
 - \$3,268.00 on or before November 1, 2026; and
 - \$3,268.00 plus any accrued daily rent as per paragraph 5 of this order on or before December 1, 2026.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 6 of this order, the outstanding balance to be paid by the Tenant to the Landlords pursuant to paragraphs 2, 4, and 5 of this order shall become payable on the day following the date of default and the monies owing shall bear interest. This will be simple interest calculated from the day following the breach at 2.00% annually on the balance outstanding.

8. 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.
9. 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.

March 26, 2026

Date Issued

Nancy Fahlgren

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.