



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004277-26

In the matter of: 3510, 20 RICHARDSON ST
TORONTO ON M5A0S6

Between: Michael Mioceovich Landlord

And

Jody Kechego Tenant

Michael Mioceovich (the 'Landlord') applied for an order to terminate the tenancy and evict Jody Kechego (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

The Landlord and the Tenant attended the hearing. Naseer Ahmed appeared as the Landlord's legal representative.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective June 15, 2026.
2. 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.
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 June 16, 2026.
4. The Tenant shall pay to the Landlord \$21,848.66 for arrears of rent up to June 15, 2026. This represents \$24,816.08 in rent owing to June 15, 2026, less the \$2,700.00 last month's rent deposit and \$267.42 in interest owing on that deposit.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before June 15, 2026.
6. 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.

May 7, 2026
Date Issued

Andrew Rowell
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.