



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

File Number: LTB-L-016049-26

In the matter of: 206, 1705 MCCOWAN RD
SCARBOROUGH ON M1S4L2

Between: Monsurul Haque Landlord

And

Jaworowska Irena Bozena Tenants
Nikolic Djurica

Monsurul Haque (the 'Landlord') applied for an order to terminate the tenancy and evict Jaworowska Irena Bozena and Nikolic Djurica (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on April 30, 2026.

The Landlord Representative Varun Bhardwaj, the Landlord Monsurul Haque and the Tenants Jaworowska Irena Bozena and Nikolic Djurica attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,800.00. It is due on the 3rd day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$92.05. This amount is calculated as follows: \$2,800.00 x 12, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$8,400.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord shall waive the arrears of rent (\$8,400.00) and costs (\$186.00) if the Tenants vacate the unit on or before May 31, 2026.

8. The Landlord collected a rent deposit of \$2,800.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the month of May 2026, which is the last month of the tenancy.
9. Interest on the rent deposit, in the amount of \$48.97 is owing to the Tenants for the period from July 1, 2025 to April 30, 2026.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated the Tenants must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

If the Tenants vacate the unit on or before May 31, 2026

4. The Landlord shall waive the arrears of rent (\$8,400.00) and costs (\$186.00).

If the Tenants vacate the unit after May 31, 2026

5. The Tenants shall pay to the Landlord \$5,737.03. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$92.05 per day for the use of the unit starting May 1, 2026 until the date the Tenants moves out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

May 15, 2026
Date Issued

Sarah Harriman
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay if the Tenants vacate the unit after May 31, 2026

Rent Owing To Hearing Date	\$8,400.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,800.00
Less the amount of the interest on the last month's rent deposit	- \$48.97
Total amount owing to the Landlord	\$5,737.03
Plus daily compensation owing for each day of occupation starting May 1, 2026	\$92.05 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	