



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014932-26

In the matter of: 301, 40 SUNRISE AVE
NORTH YORK ON M4A2R4

Between: Katalin Illyes Landlord

And

Joanna Milonas Tenant

Katalin Illyes (the 'Landlord') applied for an order to terminate the tenancy and evict Joanna Milonas (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

This application was mediated by videoconference on May 5, 2026.

The Landlord Representative Dan Schofield and the Tenant Joanna Milonas 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 Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,460.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$80.88. This amount is calculated as follows: \$2,460.00 x 12, divided by 365 days.
4. For one time only the lawful monthly rent for **May 2026** will be due on **May 7, 2026** instead of **May 1, 2026**. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

5. The Landlord collected a rent deposit of **\$2,460.00** 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 **August 2026**, which is the last month of the tenancy.
6. Interest on the rent deposit, in the amount of \$60.84 is owing to the Tenant for the period from July 2, 2025 to July 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.
4. The last month's rent deposit in the amount of \$2,460.00 shall apply to the month August 2026.
5. The Landlord shall pay to the Tenant interest in the amount of \$60.84 on or before August 31, 2026.
6. The Tenant shall also pay the Landlord compensation of \$80.88 per day for the use of the unit starting September 1, 2026 to the date the Tenant moves out of the unit.
7. The tenant shall pay the monthly rent of **\$2,460.00** for the rental period of May 2026 on or before **May 7, 2026**.
8. Commencing **June 1, 2026**, the Tenant shall pay the monthly rent on or before the first (1st) day for the months of **June 2026** and **July of 2026**.
9. If the Tenant fails to make the payment in accordance with paragraphs 7 and 8, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 7 and 8 of this order. **This may result in the Board issuing an order that terminates the tenancy before August 31, 2026.**

May 20, 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 of the Tenant expires on March 1, 2027 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.