



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

File Number: LTB-L-017054-26

In the matter of: 10 Tremont Road
Etobicoke ON M9B3X5

Between: Nicholas DiFederico Landlords
Remo Monti

And

Emilio Stevenson Tenant

Nicholas DiFederico and Remo Monti (the 'Landlords') applied for an order to terminate the tenancy and evict Emilio Stevenson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 7, 2026.

The Landlords were self-represented.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of June 15, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$2,626.56. It is due on the 6th day of each month.
3. The total amount the Tenant owe to the Landlords is \$15,158.46 including arrears of rent (\$14,972.46) and costs (\$186.00) up to June 5, 2026.
4. The Landlords are not holding a last month's rent deposit.
5. The Tenant owes the Landlords \$755.95 for outstanding water charges.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated and the Tenant must move out of the rental unit on or before June 15, 2026.
2. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlords 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 Landlords on or after June 16, 2026.
4. The Tenant shall pay the Landlords \$16,021.96 representing:
 - \$14,972.46 - arrears of rent to June 5, 2026; plus
 - \$186.00 - application filing fee; plus
 - \$863.50 – rent for June 6, 2026 to June 15, 2026.
5. If the Tenant does not pay the Landlords 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 Tenant does not vacate the rental unit on or before June 15, 2026, the Tenant shall also pay the Landlords compensation of \$86.35 per day starting June 16, 2026 and continuing until the date the Tenant vacates the rental unit.

May 19, 2026
Date Issued

Angela McLaughlin
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.