



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-022266-26-SA

In the matter of: 810, 110 INVERLOCHY BLVD
THORNHILL ON L3T3R6

Between: 110 Inverlochy Blvd Ltd Landlord

And

Ellen Zweig Tenants
Stuart Zweig

110 Inverlochy Blvd Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Ellen Zweig and Stuart Zweig (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on September 3, 2025 with respect to application LTB-L-041882-25.

The Landlord's application was resolved by order LTB-L-022266-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-022266-26.

This motion was heard by videoconference on May 11, 2026.

The Landlord's legal representative, Mark Ciobotaru, and the Tenant Stuart Zweig attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Landlord consents to the motion to set aside order LTB-L-022266-26 dated March 16, 2026.
2. The total owing by the Tenants to May 31, 2026, inclusive of rent arrears and costs, is \$7,337.57.
3. The monthly rent is \$2,386.07.

4. The Landlord is holding a rent deposit of \$2,200.00 and has paid interest on the deposit up to February 1, 2025.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-022266-26, issued on March 16, 2026, is granted.
2. Order LTB-L-022266-26, issued on March 16, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 3, 2025 with respect to LTB-L-041882-25 is amended as follows:
 1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
 2. **The Tenants may void this order and continue the tenancy by paying to the Landlord:**
 1. \$7,337.57 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
 2. \$9,723.64 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
 3. The Tenants shall make the following payments towards arrears:
 - \$3,300.00 on or before May 12, 2026
 - \$4,037.57 on or before June 15, 2026
4. If the Tenants fail to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance of all amounts owing shall become immediately due and payable and the Landlord may, without notice to the Tenants, apply to the Board within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that came owing after May 11, 2026.
5. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 30, 2026.**
6. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,890.90. This amount includes rent arrears and costs owing up to the date of the hearing. 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.
7. The Tenants shall also pay the Landlord compensation of \$78.44 per day for the use of the unit starting May 12, 2026 until the date the Tenant moves out of the unit.

8. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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.

May 20, 2026
Date Issued

Dawn Carr
Member, 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 January 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent and costs Owing To May 31, 2026	\$7,337.57
Total the Tenant must pay to continue the tenancy	\$7,337.57

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent and costs Owing To June 30, 2026	\$9,723.64
Total the Tenant must pay to continue the tenancy	\$9,723.64

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,160.97
Less the amount of the last month's rent deposit	- \$2,200.00
Less interest owing on the last month's rent deposit	-\$70.07
Total amount owing to the Landlord	\$3,890.90
Plus daily compensation owing for each day of occupation starting May 12, 2026	\$78.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	