



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

File Number: LTB-L-019565-26

In the matter of: BASEMENT, 266 INDIAN ROAD CRES
TORONTO ON M6P2G7

Between: MARCK KLINGLER Landlord

And

AMY KOSKINEN Tenant

MARCK KLINGLER (the 'Landlord') applied for an order to terminate the tenancy and evict AMY KOSKINEN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on May 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord and the Tenant were present.

As a result of the mediation 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.

The parties agreed to the following:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,863.66. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$61.27. This amount is calculated as follows: \$1,863.66 x 12, divided by 365 days.
5. The Tenant paid \$1,865.66 to the Landlord after the application was filed.
6. The rent arrears owing to May 31, 2026 are \$5,776.98.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,695.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy.
9. Interest on the rent deposit, in the amount of \$184.95 is owing to the Tenant for the period from April 27, 2021 to May 12, 2026.
10. The rent deposit and interest owing on the rent deposit exceeds the current lawful monthly rent by \$16.29 Any amount not applied to the rent for the last month of the tenancy will be applied to the arrears of rent up to May 31, 2026.
11. The parties agree to the non-voidable termination date set out in the order below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before June 30, 2026.
2. The Tenant shall pay \$5,760.69 for arrears of rent up to May 31, 2026 (\$5,590.98), costs (\$186.00), minus the additional interest owing on the last month's rent deposit (\$16.29).
3. The Tenant shall pay the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Amount to be Paid
May 21, 2026	\$750.00
June 4, 2026	\$750.00
June 18, 2026	\$750.00
July 2, 2026	\$750.00
July 16, 2026	\$750.00
July 30, 2026	\$750.00
August 13, 2026	\$750.00
August 27, 2026	\$510.69

4. The Tenant shall also pay the Landlord compensation of \$61.27 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 3 of this order, the full remaining balance shall immediately become due and

owing and the Tenant will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

6. 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.
7. 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 July 1, 2026.

May 20, 2026
Date Issued

Christine Leitch
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 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.