



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

File Number: LTB-L-094718-25

In the matter of: C, 316 MARLBOROUGH ST N
CORNWALL ON K6H4A3

Between: Genkov Investment Corporation Landlord

And

Alisha Piette Tenant

Genkov Investment Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Alisha Piette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 12, 2026.

The Landlord's Representative, Daniel Moak, and the Tenant were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,150.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$37.81. This amount is calculated as follows: \$1,150.00 x 12, divided by 365 days.
3. The rent arrears owing to May 31, 2026, are \$8,000.00.
4. The Landlord waives the \$186.00 application filing fee.
5. The Landlord collected a rent deposit of \$1,150.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period of the tenancy, June 2026.
6. The Tenant waives interest on the rent deposit, in the amount of \$49.92, for the period from June 27, 2024, to May 12, 2026.
7. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for

termination of the tenancy. Therefore, 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.

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. 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.
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 July 1, 2026.
4. The Tenant shall pay to the Landlord \$8,000.00. This amount includes rent arrears owing to May 31, 2026.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$150.00 on or before the 20th day of each month commencing June 26, 2026, and until the arrears are paid in full.
6. If the Tenant does not pay the Landlord the amount owing in accordance with the payment schedule in paragraph 5, then on the day following the date of default, the full balance owing under paragraph 4 of this order becomes due and payable immediately, and the Tenant will start to owe interest. This will be simple interest calculated annually at 4%.
7. This order resolves all issues between the parties arising from the tenancy up to May 12, 2026.

May 28, 2026
Date Issued

Eno Ubia
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.