



Order under Section 31 and 69 Residential Tenancies Act, 2006

File Number: LTB-L-012563-26 (L2)
LTB-T-034193-26 (T2)

In the matter of: 904, 1150 PARKWEST PL
MISSISSAUGA ON L5E3K4

Between: Paul Giancola Landlord

And

Lyne Savchenko Tenants
Sergei Savchenko

Landlord's Application

Paul Giancola (the 'Landlord') applied for an order to terminate the tenancy and evict Lyne Savchenko and Sergei Savchenko (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 application).

Tenants' Application

The Tenants also applied for an order determining that the Landlord harassed, obstructed, coerced, threatened or interfered with the Tenants (T2 application).

The applications were heard by videoconference on May 13, 2026. The Landlord's legal representatives Derek Yaromich and Joud Al-Mousa, the Landlord, and the Tenants attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the Landlord's application LTB-L-012563-26 (L2) and the Tenants' application LTB-T-034193-26 (T2) and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on July 31, 2026.
2. The lawful rent is \$1,900.00. It is due on the 1st day of each month.

3. The Landlord is holding a last month's rent deposit in the amount of \$1,900.00. This will be applied to the last month of the tenancy, in full and final satisfaction of that month's rent.
4. Interest on the rent deposit, in the amount of \$196.56 is owing to the Tenants for the period from August 1, 2021 to May 13, 2026.
5. The parties agree that the interest owing on the rent deposit will be applied to the rent for June 2026.
6. The Landlord agrees to provide the Tenants with a rent abatement of \$700.00 in compensation for issues raised in the T2 application. The parties agree this abatement will be applied to the rent for June 2026.
7. The Landlord agrees to waive rent arrears owed by the Tenants to May 31, 2026 in the amount of \$3,800.00 on the condition that the Tenants pay \$1,003.44 to the Landlord on or before June 1, 2026, representing the remaining balance owing on the rent for June 2026 (after the interest on the rent deposit and the abatement are accounted for).
8. The parties agree that the Landlord has paid the Tenants compensation equal to one month's rent for the N12 Notice of Termination.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Landlord shall provide a rent abatement of \$700.00 to the Tenants. The rent abatement shall be deducted from the June 2026 rent.
3. The Landlord owes the Tenants \$196.56 which represents the interest owing on the rent deposit to the date of the hearing. The interest owing shall be deducted from the June 2026 rent.
4. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. 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 August 1, 2026.

May 26, 2026
Date Issued

Sandra Sabourin
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 February 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.