



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

File Number: LTB-L-010423-26

In the matter of: 8C CLAIPTRELL RD
Toronto ON M2N5J6

Between: Carolyn Quyen Ngoc Tram Landlord

And

Enver Koc Tenant

Carolyn Quyen Ngoc Tram (the 'Landlord') applied for an order to terminate the tenancy and evict Enver Koc (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The application was scheduled to be heard on May 19, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord, the Landlord's Representative, Alexander Chang, and the Tenant were present.

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 Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The lawful rent is \$5,022.50. It is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$165.12. This amount is calculated as follows: \$5,022.50 x12, divided by 365 days.

5. The Landlord collected a rent deposit of \$4,900.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$195.95 is owing to the Tenant for the period from October 1, 2024 to May 19, 2026.
6. The Landlord also collected and is holding a key deposit of \$200.00.
7. The Landlord will enter the unit on May 31, 2026, to inspect the unit. The Landlord will serve a notice setting out the time of entry.
8. The Tenant will leave the unit in broom swept condition upon giving vacant possession to the Landlord.
9. The amount the Landlord owes to the Tenant will be paid by e-transfer.
10. The Landlord waives costs of \$186.00 for the Landlord's cost of filing the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
4. The Tenant shall pay the Landlord compensation of \$165.12 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
5. Landlord shall pay \$5,295.95 for the rent deposit (\$4,900.00), interest owing on the rent deposit (\$195.95) and key deposit (\$200.00) to the Tenant on or before May 31, 2026.
6. The landlord shall pay \$200.00 to the Tenant for the interest owing on the rent deposit. This amount shall be paid in full on or before July 1, 2025.
7. If the Landlord does not pay the Tenant the full amount owing in paragraph 6 on or before May 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

May 26, 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 of the Tenant expires on December 1, 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.