



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

File Number: LTB-L-020908-26

In the matter of: 901, 4866 BATHURST ST
NORTH YORK ON M2R1X4

Between: SKPM RENTS 20 Landlord

And

BOYKO CHOPOV Tenant

SKPM RENTS 20 (the 'Landlord') applied for an order to terminate the tenancy and evict BOYKO CHOPOV (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 19, 2026. Paralegal, Sylwia McArthur, attended on behalf of the Landlord. The Tenant attended, after speaking with Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed Upon Facts:

1. The Landlord served the Tenant with a 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 current rent is \$1,657.66. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$54.50. This amount is calculated as follows: $\$1,657.66 \times 12$, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$6,630.64. The June 2026 rent is \$1,657.66.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Therefore, the Tenant owes the Landlord \$6,816.64 ($\$6,630.64 + \186.00) for the period ending May 31, 2026 and \$8,474.30 ($\$6,816.64 + \$1,657.66$) for the period ending June 30, 2026.

8. The Landlord collected a rent deposit of \$1,523.21 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 if the tenancy is terminated.
9. The parties agree to an order terminating the tenancy effective June 8, 2026, unless the Tenant pays the Landlord \$6,814.64 on or before May 31, 2026 or \$8,474.30 on or before June 8, 2026. As soon as the account is at a zero balance, on or before June 8, 2026, the order is void.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. Effective unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$6,816.64 (\$6,630.64 + \$186.00) if the payment is made on or before May 31, 2026.

OR

 - \$8,474.30 (6,816.64 + \$1,657.66) if the payment is made on or before June 8, 2026.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 8, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 8, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord the rent arrears owing up to the date the Tenant moves out plus the costs of the filing the application less the rent deposit and interest the Landlord owes on the rent deposit, by June 8, 2026.
6. The Tenant shall also pay the Landlord compensation of \$54.50 per day for the use of the unit starting June 9, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 9, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 8, 2026, then starting June 9, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 9, 2026.

May 28, 2026
Date Issued

Shawn Hayman
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 December 9, 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.