



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024598-26

In the matter of: 301, 3480 HAVENWOOD DR
MISSISSAUGA ON L4X 2M8

Between: Metcap Living Management Inc. Landlord

And

HRYHORII ZOZULIA Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict HRYHORII ZOZULIA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 21, 2026.

The Landlord's Representative, Krizia Hernandez, the Tenant, Hryhorii Zozulia and the Tenant's Interpreter, Christine Natyvary attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for May 31, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,420.84. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$79.59. This amount is calculated as follows: $\$2,420.84 \times 12$, divided by 365 days.
5. The Tenant has paid \$5,027.68 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$2,234.84.
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 \$2,416.64 from the Tenant and this deposit is still being held by the Landlord. The parties agreed this amount will be deducted from the arrears.
9. Interest on the rent deposit, in the amount of \$23.91 is owing to the Tenant for the period from December 1, 2025 to May 21, 2026. The parties agreed this amount will be deducted from the arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on 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 amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, and the cost of filing the application the Landlord is entitled to by \$19.71.
5. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Tenant shall pay the Landlord compensation of \$79.59 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

May 28, 2026
Date Issued

Tanya Speedie
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 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.