



## Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025251-26

In the matter of: 1803, 565 SHERBOURNE ST  
TORONTO ON M4X1W7

Between: Medallion Corporation Landlord

And

Akin Kocyigit Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Akin Kocyigit (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on May 28, 2026 .

The Landlords representative Mr. Korman and the Tenant attended the hearing

### On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated 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:**
  - \$2,731.52 if the payment is made on or before August 31, 2026.
3. **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 August 31, 2026.**
4. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$906.13. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
5. The Tenant will pay the lawful rent on the first day of each month for the period of June 2026, July 2026, and August 2026.
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing

and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

7. The Tenant shall also pay the Landlord compensation of \$60.01 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 September 1, 2026.

**June 1, 2026**

**Date Issued**

**Suzy Franklyn**

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 March 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.

