



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

File Number: LTB-L-021284-26

In the matter of: 3268 BABY ST
WINDSOR ON N9C1K8

Between: Sofia El Filali Adib Landlord

And

Christopher Fraser Sulatycki Tenant
Shayna Lynn Evans

Sofia El Filali Adib (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Fraser Sulatycki and Shayna Lynn Evans (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 27, 2026 at 09:00 am.

The Landlord Representative Daria Berezowska and the Tenants attended the hearing.

Preliminary issue:

1. At the outset of the hearing the Tenants testified although they didn't disagree with the rent arrears owing, it was their position pursuant to a T2 application already filed that they were owed an abatement of rent and intended to vacate as of June 30, 2026.
2. Given there was no section 82 disclosure or request to combine the files I directed that I would not accept any submissions pursuant to the T2 application or grant an adjournment to join the files.

Agreed facts:

3. The Landlord served the Tenant with a valid 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.
4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$2,200.00. It is due on the 1st day of each month.

6. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to May 31, 2026 are \$9,300.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,200.00 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.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated effective June 30, 2026.
2. The last month's rent deposit shall be applied to June 2026 rent.
3. The total amount the Tenant owes the Landlord in rent arrears and fees up to May 31, 2026 is \$9,486.00.
4. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 July 1, 2026.

June 2, 2026
Date Issued

Kelly Delaney
Member, 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 14, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To May 31, 2026	\$9,300.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$7,038.91
Plus daily compensation owing for each day of occupation starting May 28, 2026	\$72.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	